

Lots 25, 26 & 27 / Albany Highway, Victoria Park WA 6100**Street Front Office in Albany Highway Hotspot!****Features**

- **264sqm Office**
- **9 Car Bays**
- **Modern Mixed-Use Development**
- **Quality Fitout**

Summary

696 Albany Highway is an exciting modern mixed-use development situated in the highly sought after Albany Highway strip between the Park Centre and Vic Quarter. This location is ideal for businesses offering a good blend of accessibility and nearby amenity.

Lots 25,26 & 27 are situated on the ground floor enjoying a generous frontage to Albany Highway. Currently occupied by original developers Celsius Property Group, the office has been fully fitted to a high standard and buyers have the opportunity to move into a ready-made office complete with furnishings (to be discussed). In addition there are 9 dedicated car bays which are a rare commodity in a location which is just 10 minutes from the Perth CBD.

Despite the existing office fit out, the location and zoning make this a prime opportunity for a variety of retail uses.

Celsius Property Group will be relocating to their next major development in late 2024, therefore buyers have the ability to secure the property now, enjoy a short-term lease back and occupy later.

Although being sold together it is important to note that the three lots have individual titles and could be split in the future. Each lot carries certain valuable attributes detailed below:

- **Lot 25** - Has building signage rights to the Northern & Southern elevations. Any changes to the existing signage remain subject to council approval.
- **Lot 26** - Has provision for water and sewer to install a future kitchenette/tea prep area.
- **Lot 27**- Has the ability to have a café use with provisioning for water, sewer, connection to the grease trap and provisioning for a mechanical exhaust (duct only).

In addition, there is dedicated male and female ablutions along with an additional ambulant WC located at the rear of the property which forms part of the strata common property.



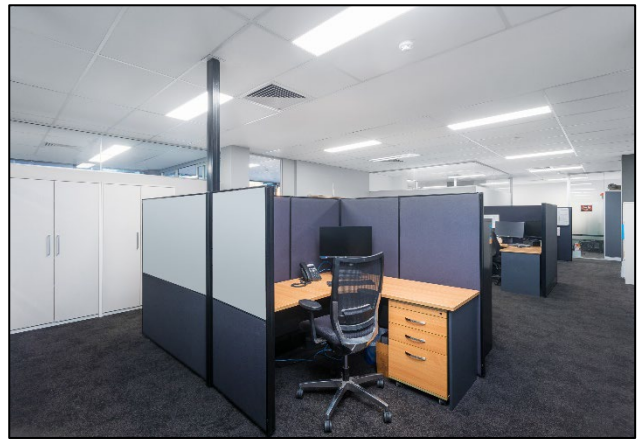
Legal Description

Situated on Strata Plan 6472 the lots have the following legal description:

- Lot 25 certificate of title volume 2833 folio 174
- Lot 26 certificate of title volume 2833 folio 175
- Lot 27 certificate of title volume 2833 folio 176

Statutory Charges*

2023/24 Council Rates -	\$13,485.36
2023/24 Water Rates -	\$2,002.08
2023/24 Strata Fees -	\$13,020
2023/24 Land Tax -	\$309.90



Method of Sale

Offers are invited **from \$1.75 million Plus GST**. The seller is not obliged to accept any offer.

Contact

Cameron Porter (Director)

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P: (08) 9470 9700

E: cporter@portercommercial.com.au

Bruce Porter (Managing Director)

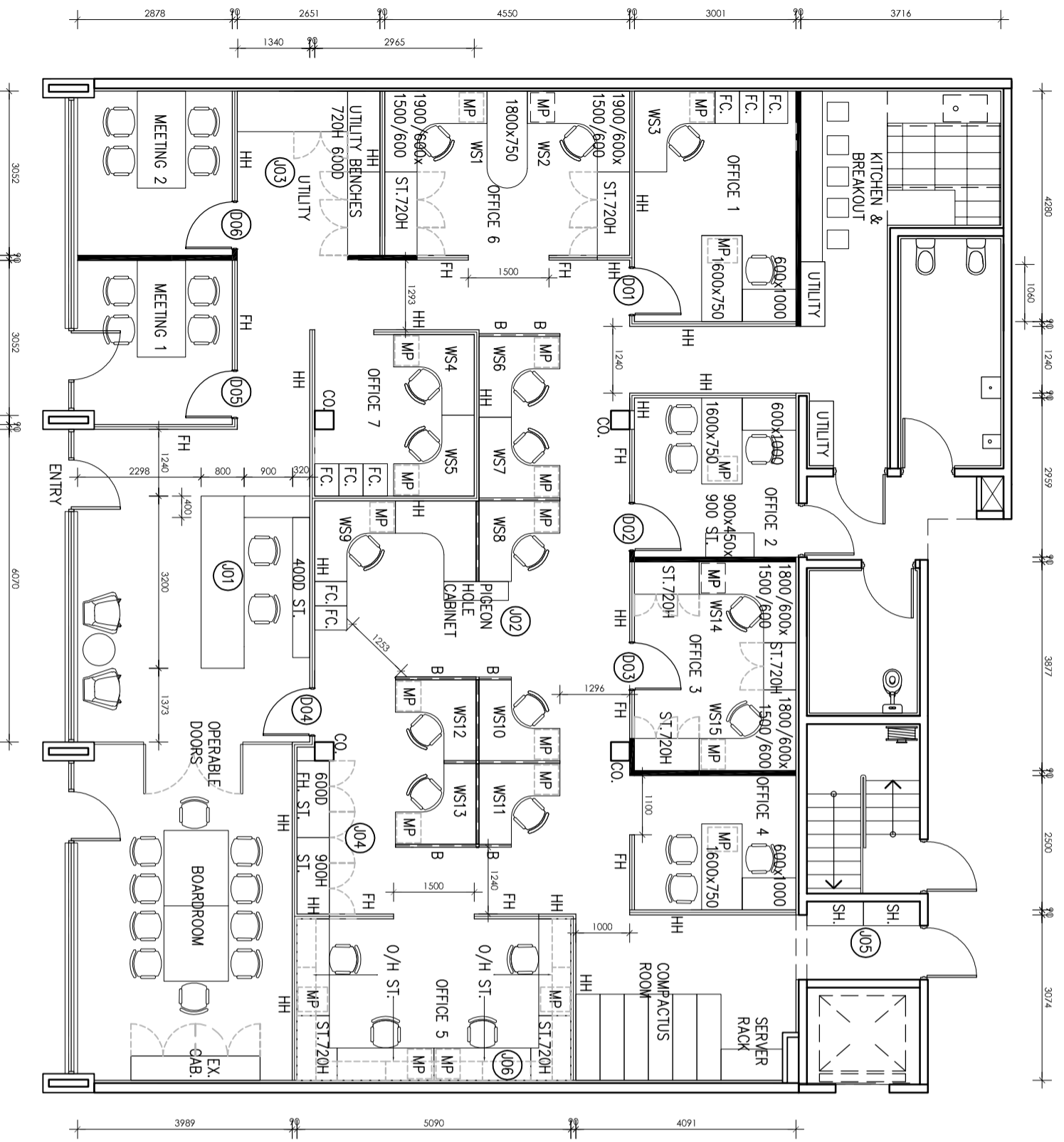
M: 0411 724 499

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Disclaimer:

Whilst every care has been taken to the preparation of these particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all prospective purchasers should rely upon their own enquiries. The particulars in no way constitute part of either an offer or a contract on behalf of the agent or the owner.

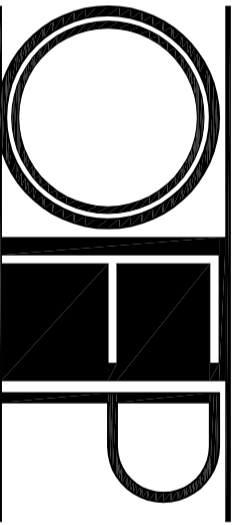


FLOOR PLAN
SCALE 1:100 @ A3

LEGEND:	
	EXISTING WALLS
	NEW FULL HEIGHT SOLID PARTITION, 64mm STUD WITH 13mm GYPROCK EITHER SIDE WITH 50mm THICK POLYESTER INSULATION INTERNAL. PAINTED IN 2 COATS OF DULUX LOW SHEEN COLOUR TO BE SPECIFIED
	NEW FULL HEIGHT GLAZED PARTITION WITH 45mm X 25mm CLEAR ANODISED ALUMINIUM FRAMES. SILICONE BUTT JOINTED. TO COMPLY WITH AUSTRALIAN STANDARDS 1288.
	NEW FULL HEIGHT PARTITION 2000H GLASS ABOVE TO THE CEILING
	INDICATES NEW ALUMINIUM FRAMED GLAZED DOORS. 920mm DOOR (850mm CLEAR DOOR OPENING) TO COMPLY WITH BUILDING CODE OF AUSTRALIA.

NOTE:
ALL SCREENS 1650H ACOUSTIC PANEL
SCREENS WITH SYMBOL "B" INDICATES WHITE BOARDS INSTALLED FACING OUTSIDES OF WORKSTATIONS.

REVISION:	DATE:	REASON:



OFFICE FITOUT PROFESSIONALS
ADDRESS 5 PADDINGTON ST. BAYSWATER WA 6053

CLIENT:	CELSIUS
DESIGNED BY:	—
DATE:	21.10.2013
CHECKED BY:	—
SCALE:	1:100 @ A3
DWG. NO.:	—
REVISION:	—

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING ANY WORK. THIS DRAWING IS THE PROPERTY OF OFP. THIS DRAWING MAY NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER.
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Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.