



# Established & diverse investment portfolio.

Exclusive agents, Realmark Commercial are pleased to present to market Lots 9, 10, 11 & 14 at Midland Village, 27 Old Great Northern Highway, Midland for sale via Private Treaty.

These four individual strata titled lots present a great opportunity for first time or experienced property investors alike, with three lots already currently tenanted and the 4th a recently vacant premises which could be occupied by a new owner or returned back to the market for lease

The lots form part of Midland Village; a two-level shopping centre comprising 17 strata lots and communal parking facilities, which is bordered by both Old Great Northern Highway and Spring Park Road and situated within the significant commercial hub of Midland.

The offering comprises;

- Lot 9 | Vacant Possession | 87sqm
- Lot 10 | Leased Investment | 64sqm
- Lot 11 | Leased Investment | 54sqm
- Lot 10 | Leased Investment | 129sqm

















# PROPERTY OVERVIEW

# **Property Address**

Lots 9, 10, 11 & 14/27 Old Great Northern Highway, Midland WA 6056

#### Floor Area

Lot 9 - 87sqm

Lot 10 - 64sqm

Lot 11 - 54sqm

Lot 14 - 129sqm

#### **Title Details**

Lot 9 on Strata Plan 17402 as contained within Cerficate of Title Volume 1839 Folio 679

Lot 10 on Strata Plan 17402 as contained within Cerficate of Title Volume 1839 Folio 680

Lot 11 on Strata Plan 17402 as contained within Cerficate of Title Volume 1839 Folio 681

Lot 14 on Strata Plan 17402 as contained within Cerficate of Title Volume 1839 Folio 684

# **Local Authority**

City of Swan

# Zoning

'Midland Strategic Regional Centre' under LPS no. 17

# Outgoings

Refer to individual Estimated FY25-26 Outgoings Budgets annexed

#### **Sale Price**

\$1,300,000 (GST where applicable)

#### **Method of Sale**

For Sale via Private Treaty

# LOT 9 PARTICULARS

# **Occupation Status**

Vacant Possession

# **Floor Area**

87sqm Shop/Office

# **Car Bays**

Common shared parking bays + 1 x secure bay

(Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

# **Features**

- Large window space
- Air conditioning
- Office Fit Out



# LOT 10 PARTICULARS

# **Occupation Status**

Leased to Casey Bowers trading as La Femme Hair Extensions

#### **Floor Area**

64sqm Shop

#### **Lease Term**

3 years commencing 01 May 2023 and expiring 30 June 2026

# **Options**

One further term of 2 years commencing 01 May 2026 and expiring 30 June 2028

#### Rent

\$12,999.96 per annum + GST + Outgoings

#### **Rent Reviews**

Fixed 4% increases on 01 May 2026 and 01 May 2027

# **Car Bays**

Common shared parking bays + 1 x secure bay (Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

# Security

Cash Bond held in the amount of \$2,016.20



# LOT 11 PARTICULARS

# **Occupation Status**

Leased to Dynamic Maintenance Services Pty Ltd trading as Dynamic Maintenance Services

#### Floor Area

54sqm Office

# **Lease Term**

2 years commencing 25 March 2024 and expiring 24 March 2026

# **Options**

One further term of 2 years commencing 25 March 2026 and expiring 24 March 2028

#### Rent

\$13,972.56 per annum + GST + Outgoings

#### **Rent Reviews**

Market Rent Review on 25 March 2026 and Fixed 3.5% increase on 25 March 2027

# **Car Bays**

Common shared parking bays + 1 x secure bay (Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

# Security

Cash Bond held in the amount of \$6,162.75



# LOT 14 PARTICULARS

# **Occupation Status**

Leased to Minister for Works trading as Breast Screen WA

#### Floor Area

129sqm Shop

#### **Lease Term**

7 years commencing 01 May 1994 and expiring 30 April 2001, having been extended by;

- Numerous Variation and Extension of Lease Agreements extending the Lease from 01 May 2001 until 30 April 2021
- A further 6 years commencing 01 May 2021 and expiring 30 April 2027

#### **Options**

One further term of 3 years commencing 01 May 2027 and expiring 30 April 2030

#### Rent

\$29,658.84 per annum + GST + Outgoings

#### **Rent Reviews**

CPI Reviews on 01 May 2026, 01 May 2028 and 01 May 2029, and a Market Rent Review on 01 May 2027

#### **Car Bays**

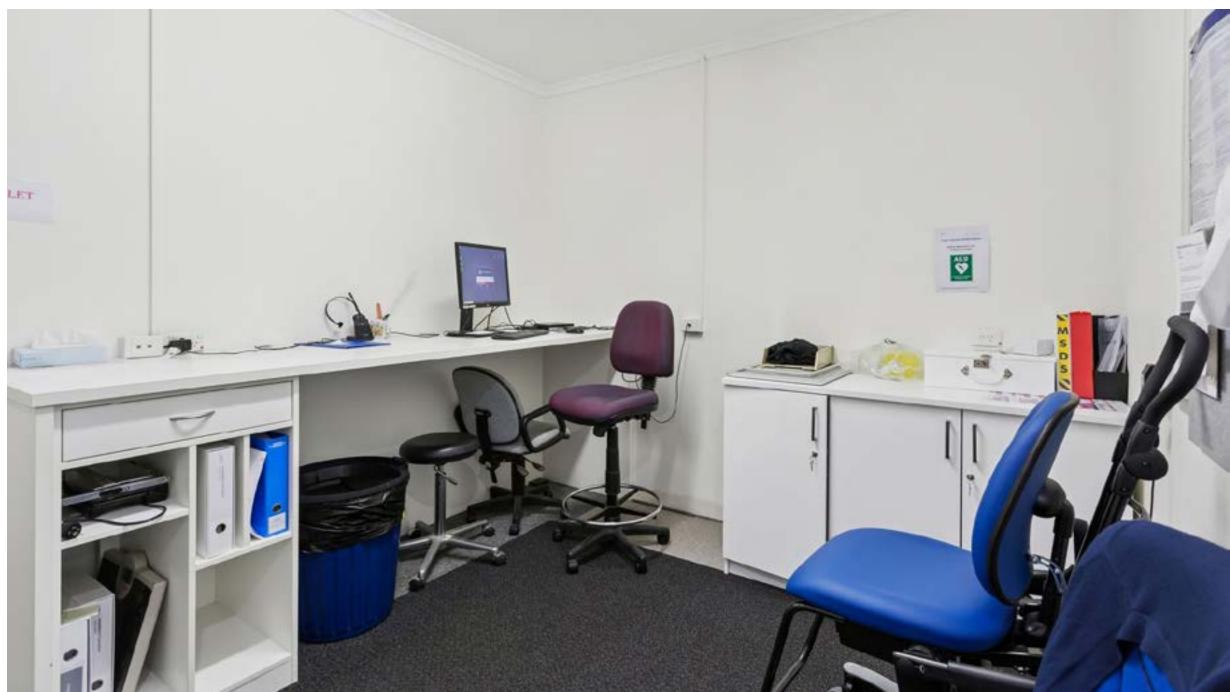
Common shared parking bays + 2 x secure bays (Note: car bays do not form part of the Lot and are supplied under private agreement with Strata Company.)

# Security

Nil, Government Tenant











# Realmark

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