



44-52 Hawson Avenue, North Plympton



REVAMPING THE LOCAL NEIGHBOURHOOD CENTRE

Recently acquired by a reputable licensed building and fitout professional group ready to bring this neighbourhood shopping complex back to life (previously owned and inherited by a family for over 35 years).

A group of 8 shops on the corner of Hawson Avenue and Shelley Avenue in North Plympton, it is surrounded by a medium to high density mix of character homes and newly built dwellings.

Shop 4 and 7 currently leased to a local Real Estate Agency and Hairdresser (respectively). We are calling out for future tenants to join and create a functional and sustainable tenancy-mix of shops offering a variety of goods and services to the local neighbourhood and beyond. The area is screaming for their local Deli, Cafe, Restaurants and retail outlets alike!

Shop 1 (72.4 sqm*): \$13,500 - \$16,500 p.a. + 14.20% of Outgoings

Shop 2 (66.7 sqm*): \$15,000 - \$17,000 p.a. + 13.08% of Outgoings

Shop 1 & 2 (139.1 sqm*): \$25,000 p.a. + 27.28% of Outgoings

Rate range and Rent Incentive is dependent on:

- Lease Term Commitment (3-5 years favourable)

| | |
|----------------------|---------------|
| Price | Contact Agent |
| Property Type | Commercial |
| Property ID | 1700 |

Agent Details

Nick Mastrangelo - 0401 790 753

Office Details

Adelaide
Unit 4/ 60 West Terrace, Adelaide
SA 5000 Australia
08 8212 0140



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- Lessor Works Requested (rent incentive not likely) – Ceiling, Lighting, Flooring, power, etc

- Lessee to perform Works (rent incentive likely)

Owner/builder to give the centre a massive face lift, clear and maximise the rear car parking area and negotiate fit-out options for all vacant shops. A rare opportunity, to say the least!

Negotiate with owner/builder before securing a 3-5 year lease term.

Terms for negotiation:

- Fit out (New lighting, air conditioning solution, non-structural fit out, ceiling repairs, painting, etc.)

- Rental p.a. Rates \$210 psm - \$260 psm available

- Rent incentives vs Owner contributions

- Lease term and options of renewal (3-5 years)

- Options of combining available neighbouring tenancy areas for a larger area.

Centre upgrades include:

- Demolishing rear carport and verandah area and open rear area up to maximise car park capacity (line marking accordingly)

- Corner shop and highest exposed revamp for benefit of the whole centre (Anchor Tenant - Cafe)

- New Toilet block with female/male/disabled requirements met

- Resurface and polish terrazzo tiles on facade of building

- New flooring (2-3 selections provided - tiles, floating floorboards, polish existing etc.)

*Approx.

If you would like to inspect the property please contact Nick Mastrangelo 0401 790 753 or Dion Mastrangelo 0431 576 848 or Mastracorp Land line 08 8212 0140

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