

## **Commercial Premises for Rent 62 Maurice Avenue, Mallacoota**

### **Rear Office - Area; 63.8 sq metres (6.87 squares)**

Carpeted, newly painted, new blinds, two air conditioners, two rooms, bathroom, hall & verandah. One car space, disabled access ramp. Separate entrance to the rear of the property.

Rent \$ 210 week (\$910 per calendar month, monthly in advance). Plus electricity consumed (separate sub meter). No other outgoings. Commercial lease terms.

Yearly rent (\$10,920).

### **Front Office - Area; 117.85 sq metres (12.68 squares)**

Carpeted & commercial vinyl. Four rooms, two toilets, hallway. Two air conditioners, two ceiling fans. Side/rear entry.

Rent \$370 per week (\$1,603 per calendar month, monthly in advance). Plus electricity, and 2/3 share of outgoings.

Summary of outgoings 2/3 share;

Insurance \$ 851 per year  
Water rates \$ 880 per year  
Shire rates \$ 1813 per year

Yearly rental costs of front tenancy \$22,780 (\$438 per week).

### **Whole Building - Area; 181.65 sq metres (19.55 squares)**

\$24,436 per annum. (\$470 week, \$2,036 calendar month) plus 100% of outgoings.  
(\$5,370) Total \$ 29,806 ( \$ 573 week, \$ 2,484 calendar month).

Property total income \$30,155