



For Sale

Information and Property Pack



**Mt Hagen Distribution Centre
Waghi Street
Sect 5 Lot 8
Mt Hagen**

Professionals Lae Real Estate

E: sales@theprofessionals.com.pg

W: www.theprofessionals.com.pg

P: 4725144

F: 4725141



Introduction

We are pleased to offer this fine property for sale.

We invite you to make an offer for the property and if necessary enter into negotiations to achieve a successful purchase of the property.

The Property is being offered with Vacant Possession.

A deposit will be required to be lodged by the successful Purchaser of 10% of the sale price of the Property for the sale to be confirmed and the property taken off the market.

Once the deposit has been lodged within twenty four (24) hours you will be provided with a Letter of Acceptance of your offer subject to the execution of the Contract of Sale.

A Contract for Sale will be required to be entered into within seven (7) days of the lodging of the deposit and notification of acceptance of the offer failing which the Sale will be declared void and the deposit refunded.

Inspections can be arranged by appointment only.

Further information can be obtained by contacting:

Materua Tamarua Email svs@theprofessionals.com.pg

Michelle Asunu Email sales@theprofessionals.com.pg

Mike Quinn Email admin@theprofessionals.com.pg

Phone 4725144 Fax 4725141

Property Details

Waghi Street, Sect 5 Lot 8 Mt Hagen

The Mt Hagen distribution centre is conveniently located on Waghi Parade. The recently built building is set on a land area of 3,500 sq.m. Erected on the property is a newly constructed modern, two level warehouse building of masonry block, steel frame and aluminium clad construction built circa 2014 with ground floor retail and a first floor mezzanine storage warehouse. In addition to its commercial use, there is a modern fully furnished 2 x 2 bedroom and 1 x 1 bedroom staff accommodation on the second floor. The property is currently used as the distribution centre for the wholesale business. Fixtures and fittings value is estimated at K110,000 by Management. This property has been built by SVS under a build operate transfer agreement with Paul Ring, the key details of which are summarised in the table below.

Lessor	Paul Ring
Lessee	Super Value Stories Limited
Estate or Interest	Leasehold
Term	18 Years from commencement - First Period : 8 years (1/7/2012 - 30/6/2020) - Second Period: 10 years (30/6/2020 - 30/ 6/2030)
Rent per annum	1. First Period: fixed rate of K180,000 plus GST 2. Second Period: the initial rent shall be K480,000 plus GST pa
Payment of Rent	Save for the First Period of the term, when rent shall be paid yearly in advance to the lessor direct, the lessee must pay the rent by equal monthly instalment in advance on the first day of each month.
Bond	1. For the first period of the Term no Bond will be required 2. For the Second period of the Term the Lessee shall pay a Bond equivalent of one months rent.
Purpose	Warehouse /distribution centre.
Transfer	At end of lease or earlier agreed time the lessee hands the property to the lessor as vacant possession unless renewal is agreed.



Photos

Mt Hagen Sect 5 Lot 8

