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Real Estate Agents and Auctioneers

CNR. ARCHER AND DENISON STREETS, ROCKHAMPTON, QLD. 4700

16th. December 2019

Bresso Pty. Ltd.
PO Box 1611
ROCKHAMPTON. QLD. 4700.

Dear Directors:

RE: 79 Bolsover Street, Rockhampton City. Qld. 4700

We confirm that the above Commercial building is known to this office.

This building is well located with a wide frontage to Bolsover Street and situated between the Bruce Highway and the City Centre. This quality Professional Office building is situated on a 1002m² allotment described as Lot 1 and Lot 2 RP 602240

The building has two separate tenancies

79A Bolsover Street - with a wide frontage to Bolsover Street and has a net lettable area of approx.278m². This area is presently leased at \$58,492-92 Per Annum plus the tenant pays outgoings of approx. \$14,400 Per Annum. These figures reflect a rate of \$210 per m² Per Annum plus outgoings or \$262.00 pm² with outgoings included.

We believe that this rental is in line with the existing commercial rental market.

79B Bolsover Street – This area has a smaller frontage to Bolsover Street and has a net lettable area of approx. 253m². Rental including outgoings is \$58,190 per annum. which reflects a rate of \$229 per m² Per Annum.

We believe that this rental is in line with the existing commercial rental market.

In arriving at our opinion the following recently leased properties were taken into consideration.

192 Quay Street, Rockhampton City – ground floor 300m² with 6 carparks leased at \$66,000-00 per annum plus the tenant pays outgoings. This reflects a rate of \$220 pm² plus outgoings.

71 Denham Street Shop 3 – Rockhampton City – ground floor 200m2 leased at \$60,000-00 per annum which amount includes outgoings. (These details confirmed with owner who advised that an agreement to lease has been signed) this reflects a rate of \$300 pm2 including outgoings.

Disclaimer

“This estimate of rental price has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure we stress that it is an estimate only and it is not to be taken as a sworn valuation. We must add the warning that we shall not be responsible should the estimate or any part thereof be incorrect or incomplete in any way”.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Kas Woch', written over a horizontal line.

Kas Woch
1401832
Kas Woch Real Estate