


COMMERCIAL PROPERTIES FOR RENTAL

*** Direct from Owner-Developer ***

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NAME OF PROPERTY	TYPE	LEVEL	LAND / SQ FT	EST BUILT-UP / SQ FT	ASKING MONTHLY RENTAL	M&E/ Specifications	REMARKS
					<p>* Heavy human traffic * Telok Ayer MRT doorstep * Aircon * Grd flr * Covered walkways to adjacent high-rise bldgs * Gyms, Hotels, Offices nearby * Upstairs is Sg Pools (4D, soccer, horse racing, etc)</p> <p>-----</p> <p>* Menu subject to Landlord's approval and cannot be similar to existing tenants. * Any prospect without providing concept/ brand/ menu will not be considered. * Prospects with F&B experience and existing outlets may be preferred. * For tenanted units, please only view from outside and do not talk to the staff.</p>		
51 Telok Ayer St, #01-03	Restaurant (with own seating)	Ground floor	na	320 sf (excl ORA) * no charge for ORA	\$ 7.8 k subject to GST — Maintenance charges: \$120+GST/mth for grease trap & \$40+GST/mth for air-con	60Amp 3-phase, Exhaust, Grease Trap, A/C, Own seating. No gas (electric cooking only)	Available Immediate. Highly visible corner.
51 Telok Ayer St, #01-05	Restaurant (with own seating)	Ground floor	na	248 sf	\$ 6.5 k subject to GST — Maintenance charges: \$120+GST/mth for grease trap & \$40+GST/mth for air-con	60Amp 3-phase, Exhaust, Grease Trap, A/C, Own seating. No Gas (electric cooking only)	
51 Telok Ayer St, #01-01A	Shop (Inside Lift Lobby)	Ground floor	na	200 sf	\$ 1.5 k Subject to GST		May suit tibit shop, florist, mama shop, shoe repair, hair salon, liquor shop, etc

Please refer to the attached plan on the next page for the location of the units.

Note : All possible care has been taken to ensure that all information provided here are accurate. However, we and/or our contractors/consultants/agents cannot be held responsible for any inaccuracies or variations whatsoever. Asking Prices are subject to change at our full discretion. All plans & specifications are subject to change at the full discretion of the Architect and/or Engineer. They are also subject to approval by the relevant government authorities. Changes done after TOP or CSC also require approval by the relevant authorities and certification by a professional engineer. Tenants must ensure their intended use is approved by the relevant authorities. Furniture/ wardrobes/ cabinets/ movable items shown in the floor plans are only for reference & are not provided. All terms & conditions are subject to final contract.

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