

COMMERCIAL PROPERTIES FOR RENTAL

*** Direct from Owner-Developer ***

(Mob) 9828 5357 or 9863 5635 (Email) admin1@wahkhiaw.com.sg (Website) www.wahkhiaw.com.sg

NAME OF PROPERTY	TYPE	LEVEL	LAND / SQ FT	EST BUILT-UP / SQ FT	ASKING RENTAL	M&E/ Specifications	REMARKS
					<p>~ Very heavy pedestrian flow ~ MRT Doorstep ~ Covered walkways to Prudential Tower/Samsung Hub/PWC Bldg ~ Opp Far East Square/Capital Square ~ Upstairs is Singapore Pools (4D, horse racing, soccer)</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, China Square Food Centre, #01-01	Restaurant	Ground floor	na	1,760 sf (excl ORA)	\$ 29.5 k Subject to GST	200Amp 3-phase, exhaust, grease trap, A/C, with gas	Currently 2 units - Chinese noodles & Western food. Corner, 2 frontage, alfresco. (No café concept) (Special Rebate)
51 Telok Ayer St, China Square Food Centre, #01-02	Restaurant	Ground floor	na	935 sf (excl ORA)	\$ 16.5 k Subject to GST	150Amp 3-phase, Exhaust, Town Gas, Grease trap, A/C, with outdoor seating.	Current - Vietnamese. Available immediate. Face main road, alfresco. (No café concept) (Special Rebate)
51 Telok Ayer St, China Square Food Centre, #01-05	F&B Outlet (with own seating)	Ground floor	na	248 sf	\$ 6.3 k Subject to GST	60Amp 3-phase, Exhaust, No Gas (electric cooking only), Grease Trap, A/C, Own seating.	Previous - Thai food. Available immediate. (No café concept) (Special Rebate)
51 Telok Ayer St, China Square Food Centre, #01-09	Food Stall (Inside Food Court)	Ground floor	na	200 sf	\$ 5.7 k (+ service charge of \$1.8k for table-cleaning, dishwashing, etc) **Excludes GST	32Amp 3-phase, Exhaust, Town Gas, Grease Trap, Foodcourt Seating	Previous - Western food. Available immediate. (Special Rebate)
51 Telok Ayer St, China Square Food Centre, #01-17A	Food Stall (Inside Food Court)	Ground floor	na	200 sf	\$ 5.7 k (+ service charge of \$1.8k for table-cleaning, dishwashing, etc) **Excludes GST	32Amp 3-phase, Exhaust, No Gas (electric cooking only), Grease Trap, Foodcourt Seating	Previous - Mala hotpot. Available immediate. (Special Rebate)
51 Telok Ayer St, China Square Food Centre, #03-07 (part)	Office	Roof Level (Take lift, press "R")	na	298 sf	\$ 2.2 k Subject to GST		Only few units on same floor, exclusive. Next to large roof terrace, corner. Season parking available.
					<p>~ Commercial unit @ Mackenzie Road ~ MRT Doorstep ~ Opposite large public carpark ~ Central location in City Centre ~ Lift access with air-con lift lobby ~ Corner unit ~ Dual road frontages ~ Signages highly visible ~ Suits a wide range of uses</p>		
19 Mackenzie Road, #02-01 (Corner)	Commercial	2nd floor	na	915 sf	\$ 4.35 k Subject to GST		Immediate. Suits office, showrm, shop, beauty salon. Clinic, comm sch, childcare subject to approval.

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.