

COMMERCIAL PROPERTIES FOR RENTAL

*** Direct from Owner-Developer ***

(Mobile/WhatsApp) 98 635 635 (Email) christopher@wahkhiaw.com.sg (Website) www.wahkhiaw.com.sg

| NAME OF PROPERTY | TYPE | LEVEL | LAND / SQ FT | EST BUILT-UP / SQ FT | ASKING MONTHLY RENTAL | M&E/ Specifications | REMARKS |
|---|------------------------------|--------------|--------------|--|--|---|--|
|  | | | | | <ul style="list-style-type: none"> ◆ Prime Restaurant In City Centre ◆ High visibility, main road frontage, facing MRT ◆ Easy access: Next to MRT (Little India - Exit A) ◆ Ample parking: Opposite URA carpark & others ◆ High-density residential area: Large customer base ◆ Vibrant Locale: Albert Court, Wilkie Edge, many hotels, schools, hostels, etc | | |
| 25, 27, 29 Mackenzie Road | Restaurant | Ground floor | na | 1,120 sf | \$ 12.8 k <i>Subject to GST</i> | 63+63+63Amp 3phase, Exhaust Provision, Grease Trap, Toilet Town Gas Provision | Available immediate. |
| 25 Mackenzie Road | Restaurant / Central kitchen | Ground floor | na | 366 sf | \$ 4.5 k <i>Subject to GST</i> | 63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision | Available immediate. |
| 27 Mackenzie Road | Restaurant / Central kitchen | Ground floor | na | 420 sf | \$ 4.5 k <i>Subject to GST</i> | 63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision | Available immediate. |
| 29 Mackenzie Road | Restaurant / Central kitchen | Ground floor | na | 334 sf | \$ 4.5 k <i>Subject to GST</i> | 63Amp 3phase, Exhaust Provision, Grease Trap, Toilet, Town Gas Provision | Available immediate. |
|  | | | | | <ul style="list-style-type: none"> ◆ MRT doorstep and easy access to public transport ◆ Prime location with high foot traffic ◆ Best row of shophouses along Upper Thomson Road ◆ Highly visible shopfront with main road frontage ◆ Newly refurbished with modern shopfront & fittings ◆ Regular and versatile internal layout ◆ Proximity to popular amenities and eateries | | |
| 246P Upper Thomson Road | Commercial | Ground floor | na | 1700 sf | \$ 16.8 k <i>Subject to GST</i> | 100Amp 3-phase 7.5kN/m2 About 3.5m high | Available immediate. F&B dine-in not allowed by URA. |
|  | | | | | <ul style="list-style-type: none"> ◆ Corner ground floor shop available for rent ◆ Excellent double road frontage with maximum visibility ◆ Large covered walkway along the entire shopfront ◆ Ample public parking available for convenience. ◆ Fully renovated. ◆ Retail, medical, health and wellness, F&B takeaway, commercial school, services, etc (subject to approval) | | |
| 23 Serangoon Garden Way | Commercial | Ground floor | na | 1,450 sf <i>(exclude outdoor 600sf)</i> | \$ 11.5 k <i>Subject to GST</i> | 100Amp 3-phase | F&B dine-in not allowed by URA. |

Note : The landlord provides the above information for general guidance only, without any warranty as to its accuracy or completeness. This information should not be considered as a statement of fact or a representation and should not be relied upon as such for any contract for rental or sale of any housing or commercial units. Any visual representations, including pictures and drawings, are merely artists' impressions and do not represent factual information. Specifications provided, including but not limited to ceiling height, floor loading, and electrical supply, are subject to change and should be verified independently. The landlord reserves the right to make changes to the information, including asking prices, as required by the landlord or relevant authorities. All areas and measurements are approximate and subject to final survey. Any furniture, wardrobes, cabinets, or movable items shown in the floor plans are for reference only and are not provided. All terms and conditions are subject to the final contract.