

獨家出售



# 民生旺舖 闊面連約



九龍大角咀埃華街51號  
大方樓地舖1,2號部份

## 物業優勢

- 地下建築面積約799呎
- 實用面積約559呎
- 門面闊約41呎
- 民生旺段
- 毗鄰街市、服務式公寓及連鎖餐廳，人流絡繹不絕



叫價約港幣2,680萬

考察或查詢

ENQUIRY & INSPECTION

EUNICE 鄧小姐 E-221318

☎ 9520 8669

DAVID 黃先生 E-335521

☎ 6482 5319

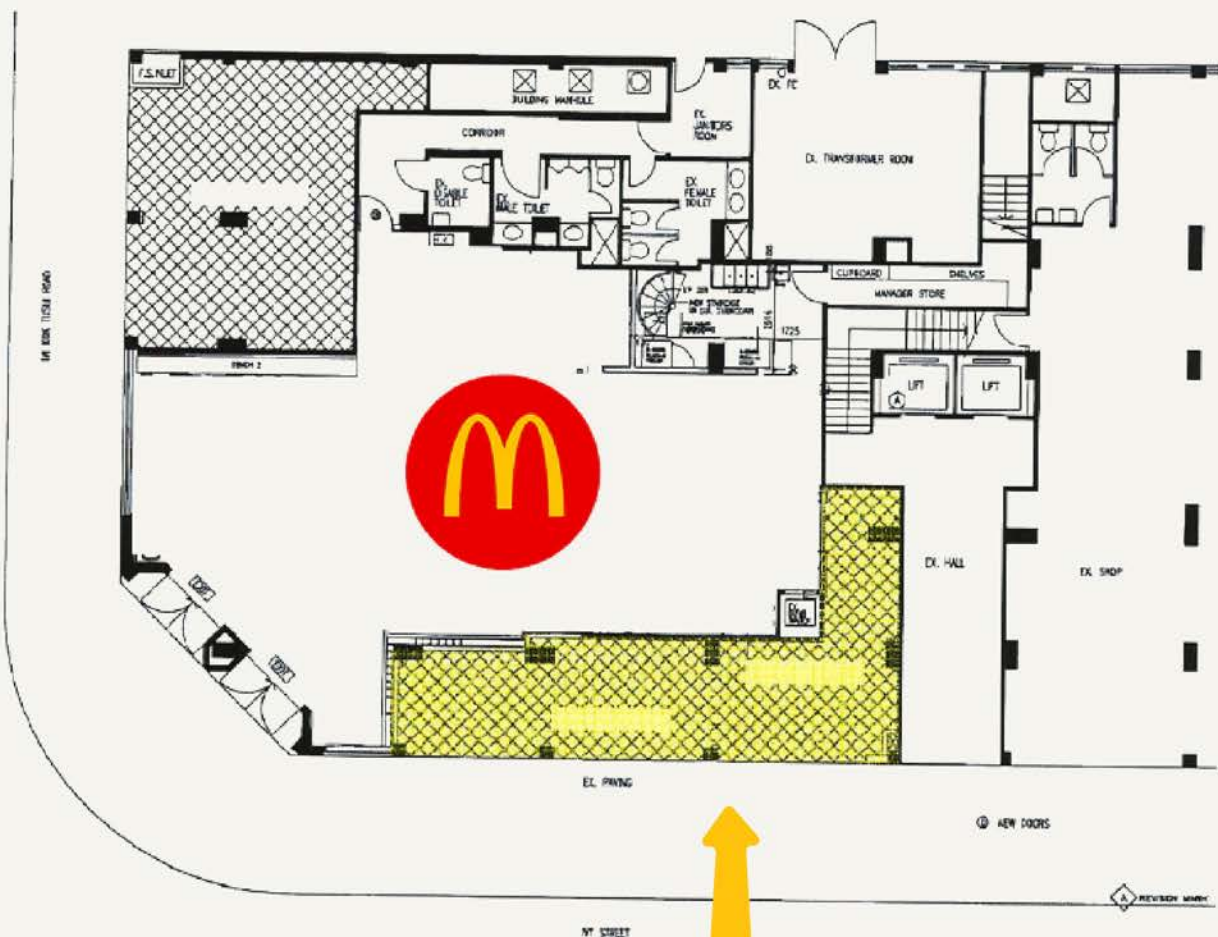






# 平面圖 FLOOR PLAN

大角咀道 Taikoktsui Rd



埃華街 Ivy Street

物業編號：HK-013mfIVAAY



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## Prime Neighbourhood Retail With Tenancy



Portion of Shops Nos. 1 and 2 on  
Ground Floor Tai Fong Building 51-65  
Ivy Street 97-105 Tai Kok Tsui Road  
Tai Kok Tsui

## Property Highlight

- Gross Area is approx. 799 sq ft.
- Saleable Area is approx. 559 sq ft.
- Shop front width is approx. 41 ft.
- Prime neighbourhood area for retail purpose.
- Adjacent to markets, serviced apartments and chain restaurants with good footfall.



Asking Price HK\$26.8M

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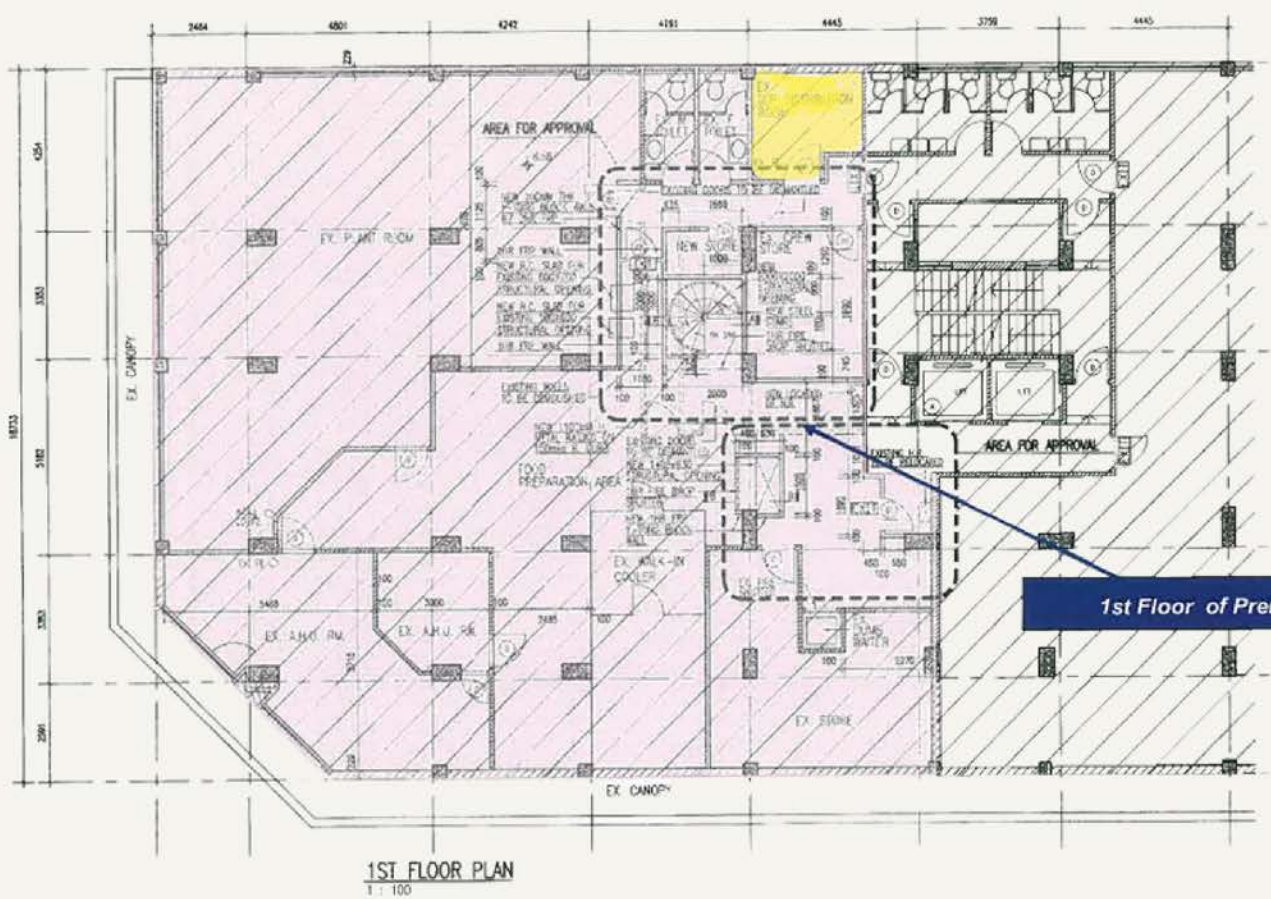
## 平面圖 FLOOR PLAN

大角咀道 Tai Kok Tsui Rd



埃華街 Ivy Street





# 1/F 平面圖 FLOOR PLAN

## 電錶房進入權限 Access of meter room

一切以最終合約為準  
Subject to contract

The meter room (which is located on 1st floor) is currently included in the area owned by the seller, but leased to its tenant on the 1st floor. It has been principally agreed between the seller and the 1st floor tenant that access rights will be granted to the seller and its representatives (and the seller will grant the relevant access right to the purchaser of Portion A and/or Portion B and their representatives) for the purpose of checking, maintaining and/or upgrading (subject to the Deed of Mutual Covenant and all relevant regulations and approvals to be obtained by the purchaser at its own costs) the relevant electricity meters concerning Portion A and/or Portion B (as applicable). Further documentations will be agreed between the seller and its 1st floor tenant. And the access right from the seller to the purchaser will be documented in the ASPs and assignment for the excess properties.

電錶房（位於一樓）目前被包括在賣方所擁有的區域內，但被租給了一樓的租戶。賣方和一樓租戶已基本同意，將會給予賣方及其代表（並且賣方將給予A部分和/或B部分的購買者及其代表相關的訪問權）進入電錶房的權限，以便檢查、維護和/或升級（根據物業大廈之大廈公契及所有相關條例，購買者須自行申請及支付所有相關規定和批准）與A部分和/或B部分商舖（如適用）相關的電表。賣方和一樓租戶之間將進一步達成文檔協議。賣方向購買者的使用權將會在正式買賣合約及和相關物業轉讓文件中記錄下來。