

獨家出售



尖沙咀一線 旺舖連約



九龍尖沙咀星光行地下
1及2號舖

物業編號： HK-00ALP01AAH

物業優勢

- 建築面積約5,280呎
- 少柱四正高實用率
- 門面闊約30呎
- 地標物業，核心旺位
- 品牌必爭地，人流絡繹不絕

掃碼看現場實景



售價面議

考察或查詢
ENQUIRY & INSPECTION

EUNICE 鄧小姐 E-221318

☎ 9520 8669

DAVID 黃先生 E-335521

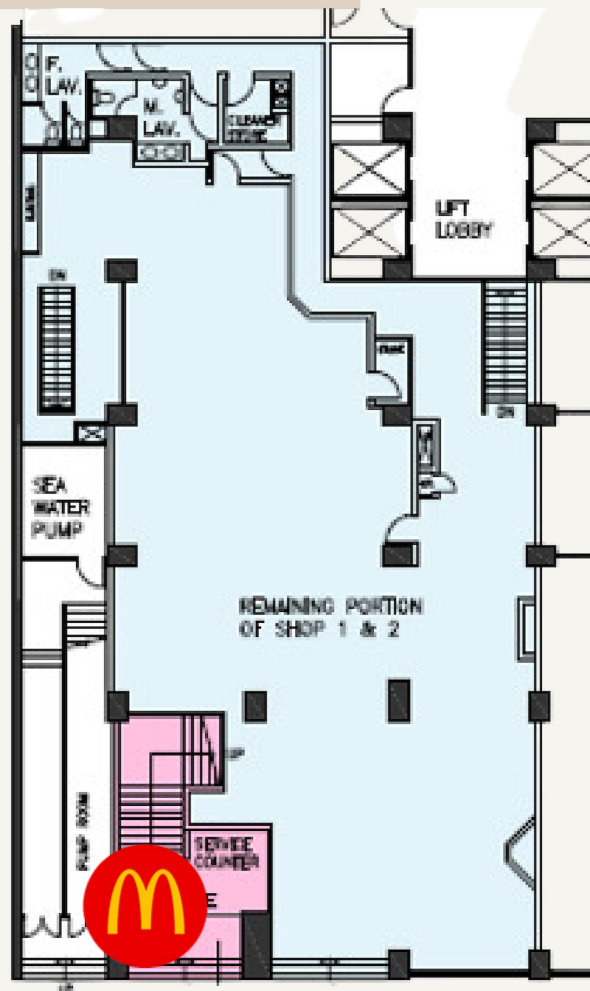
☎ 6482 5319





平面圖 FLOOR PLAN

海傍
Harbour Front



出售物業
Subject Property

梳士巴利道 Salisbury Road

SOLE AGENCY



Top-tier Retail With Tenancy



Portion of Shop 1&2 on
G/F Star House No.3 Salisbury
Road Tsim Sha Tsui

PID: HK-00ALP01AAH

Property Highlight

- Gross area is approx. 5,280 sq ft.
- Columnless layout with high efficiency
- Shop front width is approx. 30 ft.
- Premium and prominent retail hub
- Premium brands hotspot with a lot of footfall

Scan to view
the Property



Subject To Offer

考察或查詢
ENQUIRY & INSPECTION

EUNICE 鄧小姐 E-221318

☎ 9520 8669

DAVID 黃先生 E-335521

☎ 6482 5319



租約資料

TENANCY SCHEDULE

Private and Confidential



Portion of Shop 1 and 2

First Year **HK\$ 700,000** per month

Second Year **HK\$ 750,000** per month

Third Year **HK\$ 800,000** per month

3 years expiring on 24 October 2026

Borne by the Tenant

Management Fee: HK\$ 9,875 per month

Government Rates: HK\$ 127,500 per quarter

The information provided above is intended for reference purposes only. All management fee and government rate are subject to review. In order to obtain full details regarding the tenancy, it is necessary to sign and execute a confidential agreement. For further assistance, please reach out to JLL.

Comparable Sales Transactions



Transaction Date : 4/2024

1. Shop D No. 38 Haiphong Road

800 ft.

HK\$130M@162,500 2.5%

Gross Area (Approx.)

Sold Price

Passing Yield



Transaction Date : 2/2023

2. Shop C1 No. 80 Nathan Road

300 ft.

HK\$100M@333,333

Gross Area (Approx.)

Sold Price

Vacant Possession

Disclaimer:

The information provided is for informational purposes only and does not constitute professional advice or services. We cannot guarantee accuracy or timeliness. Intended users should conduct independent research and seek advice before making decisions. We hold no liability for damages or losses. The presentation and its contents are copyrighted. By accepting this presentation, you acknowledge and agree to the terms.