 **JLL** SEE A BRIGHTER WAY

持貨60年 市場首售

First Time on the Market in 60 Years

冠景樓 Top View Mansion

灣仔堅拿道西10號

No.10 Canal Road West, Wan Chai

物業編號Property Ref. No.: HK-00iU7lulAC

Subject to contract 一切以最終合約為準

Private & Strictly Confidential 私人機密文件

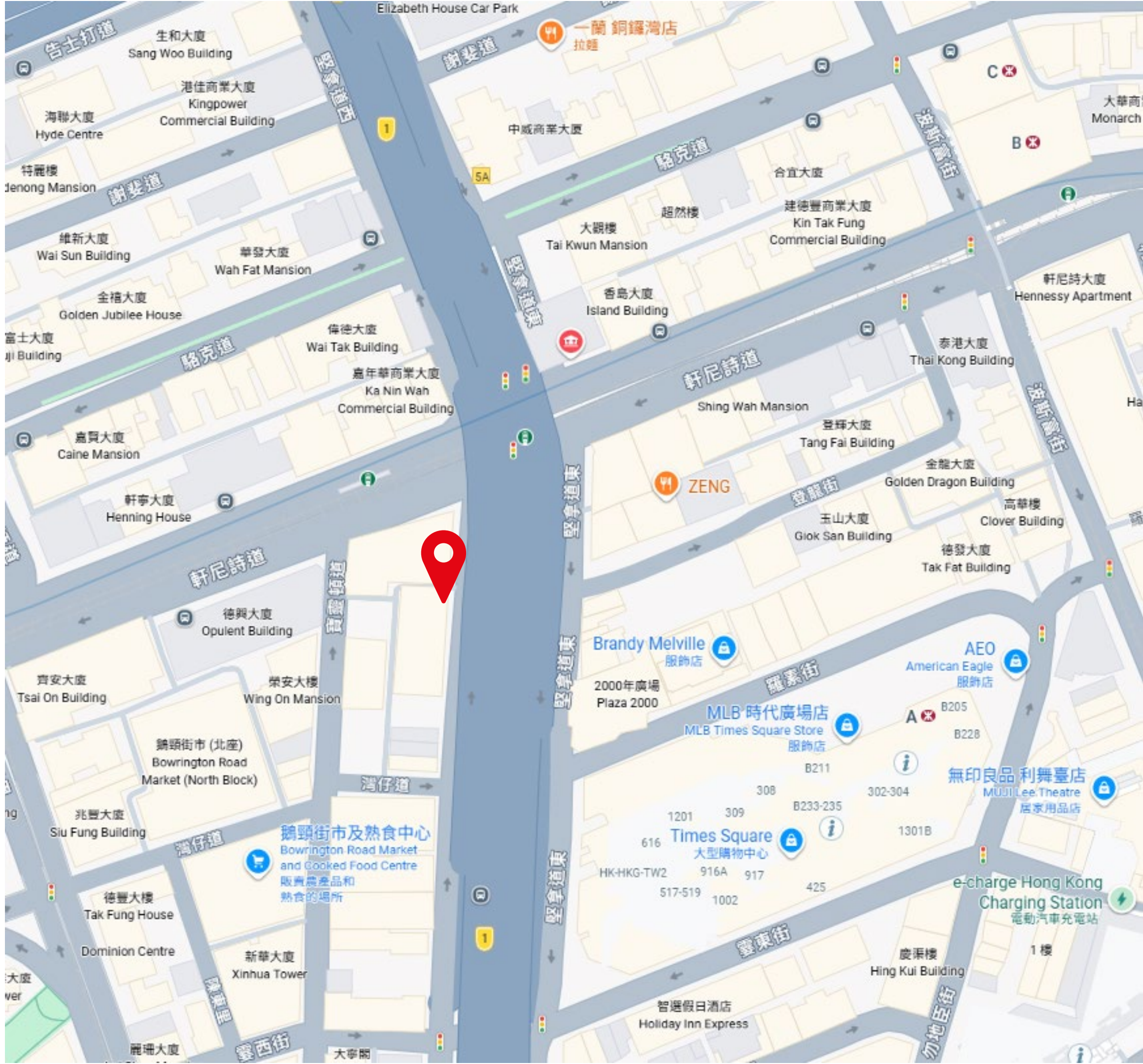
獨家代理
SOLE AGENCY



Location Map 位置圖

堅拿道西是港島核心交通樞紐，集巴士、電車、地鐵於一身。它連接1號幹線，直通香港仔隧道及紅隧入口，並設有巴士專用線，方便往返九龍、新界及南區，步行可達時代廣場及羅素街等核心商業區，憑藉其獨特的交通優勢，不僅是東九龍及新界通往港島商業區的必經節點，也是連繫南區與市中心的重要通道，堪稱港島核心的交通命脈。無論是對居民還是商業活動都極具吸引力。

Canal Road West is a major transport hub on Hong Kong Island. It connects buses, trams, and the MTR, and links directly to Route 1—leading to the Aberdeen Tunnel and the Cross-Harbour Tunnel. Dedicated bus lanes make travel to Kowloon, the New Territories, and the Southern District fast and easy. It's also just a short walk from key shopping areas like Times Square and Russell Street. Because of its central location and excellent connections, it's a key route for people commuting into the city and for linking the Southern District with downtown Hong Kong.



投資優勢

INVESTMENT HIGHLIGHT

- **時代廣場一線街民生單邊旺舖 Prime Corner Retail Facing Times Square**
位處堅拿道西單邊，門前可停車，極具稀缺性。
Situating at the junction of Canal Road West, with frontage parking — a highly scarce asset.
- **交通極便利 人流車流暢旺 Exceptional Transport Links , Heavy Footfall and Vehicular Flow**
正對過海隧道入口，擁巴士及小巴士站，人流不絕。
Directly facing the Cross-Harbour Tunnel entrance, with bus and minibus stops ensuring non-stop pedestrian traffic.
- **持貨60年 市場首售 First Time on the Market in 60 Years**
稀有的世代傳承機會：位於時代廣場附近的優質零售商舖由同一業主持有60年，現首次推出市場。
A rare generational opportunity: this prime Times Square retail shop, held by the same owner for 60 years, is now on the market for the first time.
- **民生需求根基穩固 Strong Neighbourhood Demand**
區內民生商戶長期扎根，剛性消費基礎深厚。
Long-established nearby demonstrate a deeply-rooted, non-discretionary spending base.
- **靈活零售空間 Flexible Retail Space**
現已劃分為兩間面積充裕的商舖，可按市場趨勢、租戶組合及業態需求，靈活合併為單一舖位。
Currently divided into two well-sized shops, with the option to merge into one expansive unit—
adapting effortlessly to market trends, tenant mix, and trade needs.



物業地址 Property Address	香港堅拿道西10號冠景樓地下A及B舖 FLAT A & B ON G/F TOP VIEW MANSION NO.10 (FORMERLY NOS.7-14) CANAL ROAD WEST HONG KONG	
地段編號 Lot No.	Section B of Marine Lot No.270	Section A of Inland Lot No.744
政府租契期 Lease Term	租契期由 1861 年 6 月 25 日起計, 為期 999 年 A term of 999 years commencing from 25 June 1861	租契期由 1885 年 7 月 20 日起計, 為期 999 年 A term of 999 years commencing from 20 July 1885
落成年份 Year of Completion		1966
面積* Area*		市場建築面積 Marketing Gross Area Approx. 約1,755 sq.ft 平方呎
不可分割業權份數 Undivided Shares		8 / 161
每月租金 Monthly Rental	Shop B 舖 交吉 Vacant	Shop A 舖 HKD\$80,000 租約至2026年8月 Until August 2026
售價 Price Indication		港幣HKD\$60,000,000
出售方法 Method of Transaction		物業轉讓 Asset Deal
交易情況 Availability	本物業以現狀及連部分租約形式出售 The property is to be sold on an "as-is" basis, subject to partial tenancy.	
佣金 Commission	仲量聯行將於物業成交時收取售價百分之1%作佣金 Equivalent to 1% of purchase price is payable to JLL as commission upon completion	

* 由業主提供, 未核實 Provided by Landlord, Not Yet Verified

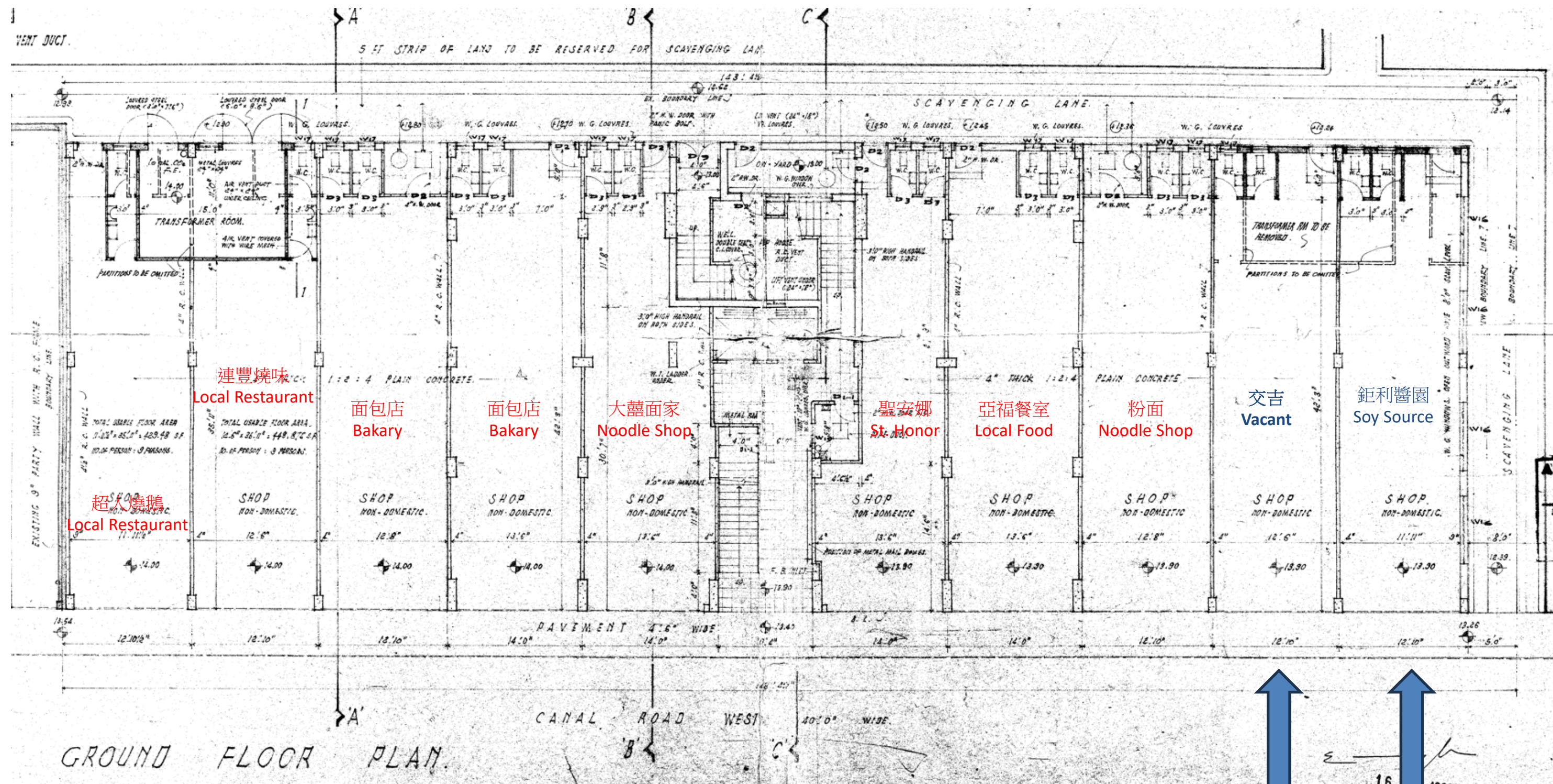
面積分佈 Area Schedule *		基礎配套 Basic Facilities ^	其他費用 Other Expense #	
單位 Unit	市場建築面積 (約平方呎) Marketing Gross Area (Approx. sq.ft)	電力供應 Electrical Provision	管理費 Management Fee (HKD\$)	差餉 Government Rates (HKD\$)
G/F Shop A	855	三相60 安培 60A TPN	\$659 / 月 month	\$14,500 / 季quarter
G/F Shop B	900	三相60 安培 60A TPN	\$659 / 月 month	\$14,950 / 季quarter
總面積 Total	1,755	三相120 安培 120A TPN	1,318 / 月 month	29,450 / 季quarter

* 未核實，由業主提供 Provided by landlord, not yet verified

^ 以現場核實為準, Subject to on site verification

截至2026年4月，以日後修正為準，As at April, 2026, Subject to revision

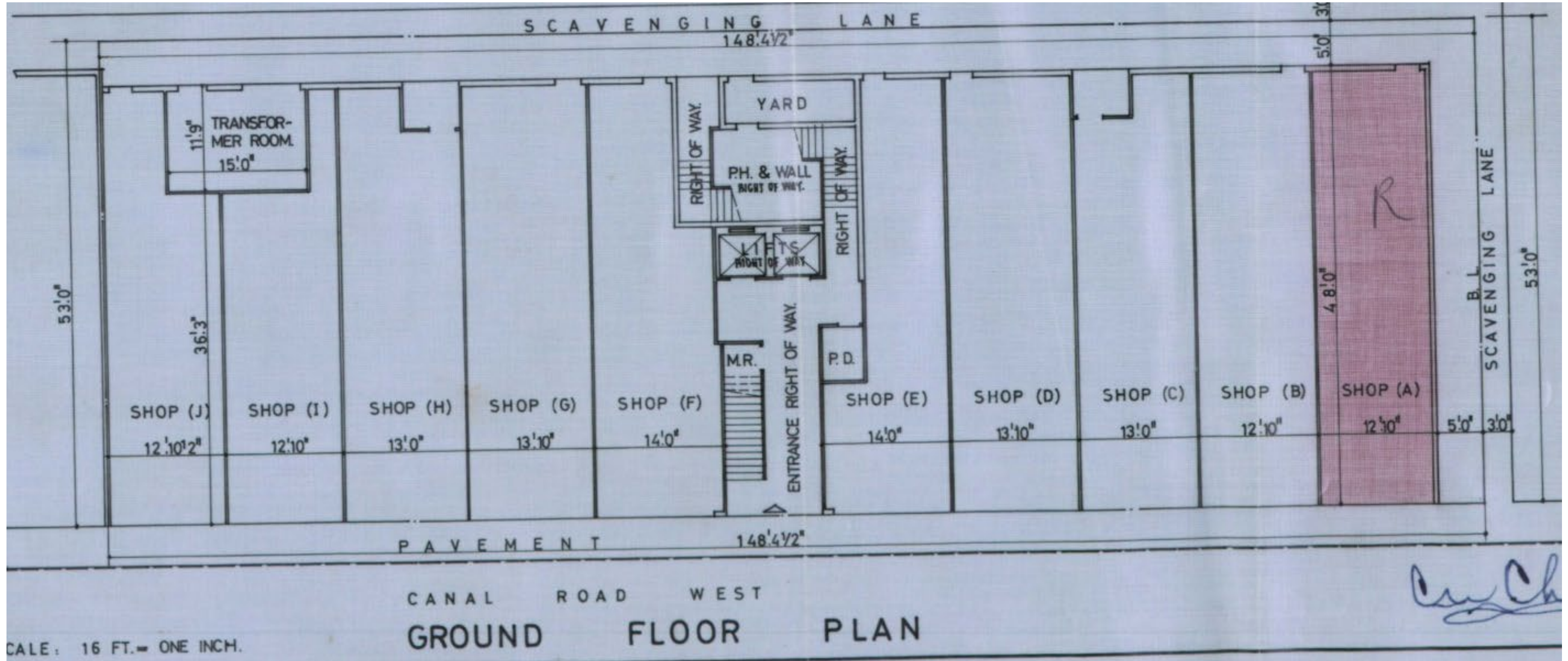




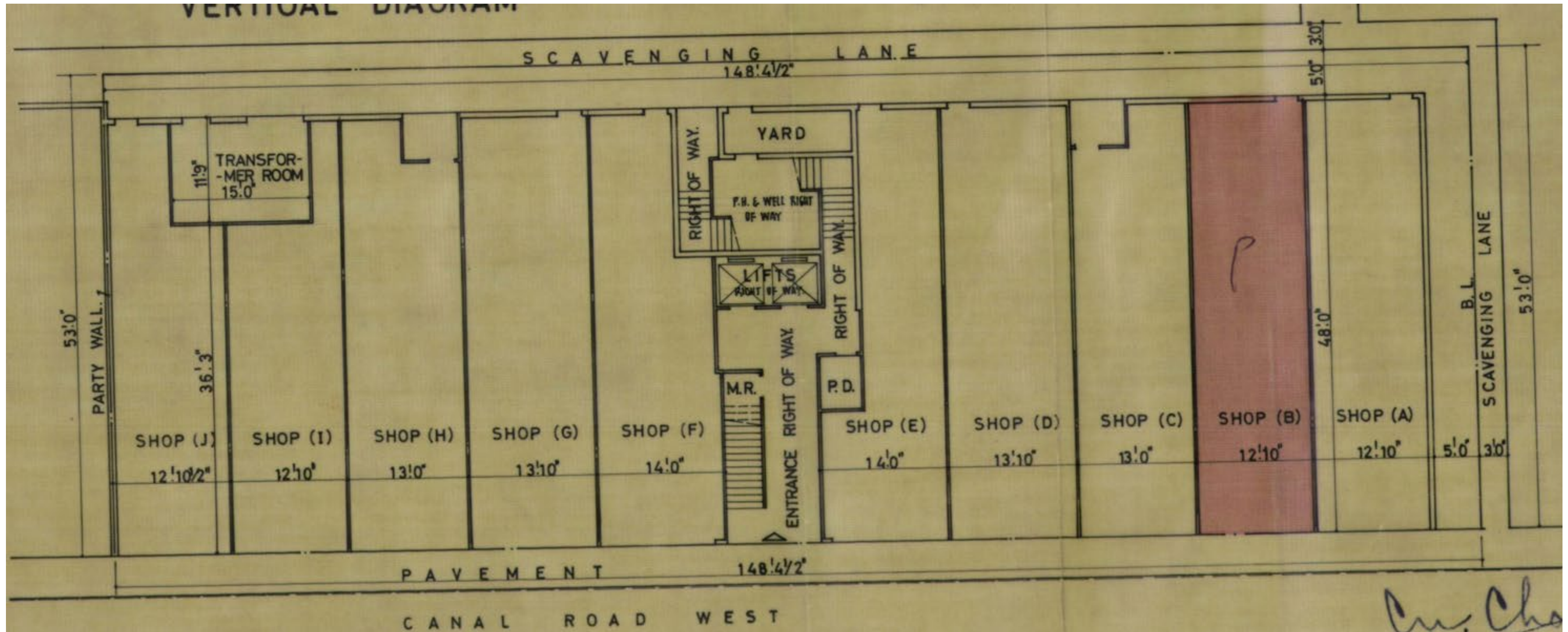
堅拿道西 Canal Road West

租客名稱只作參考
Tenant's Name is for reference only

For Identification Purpose Only, Not in Scale



堅拿道西 Canal Road West



堅拿道西 Canal Road West



冠景樓
Top View Manison



堅拿道西
Canal Road West



軒尼詩道
Hennessy Road



B舖
Shop B



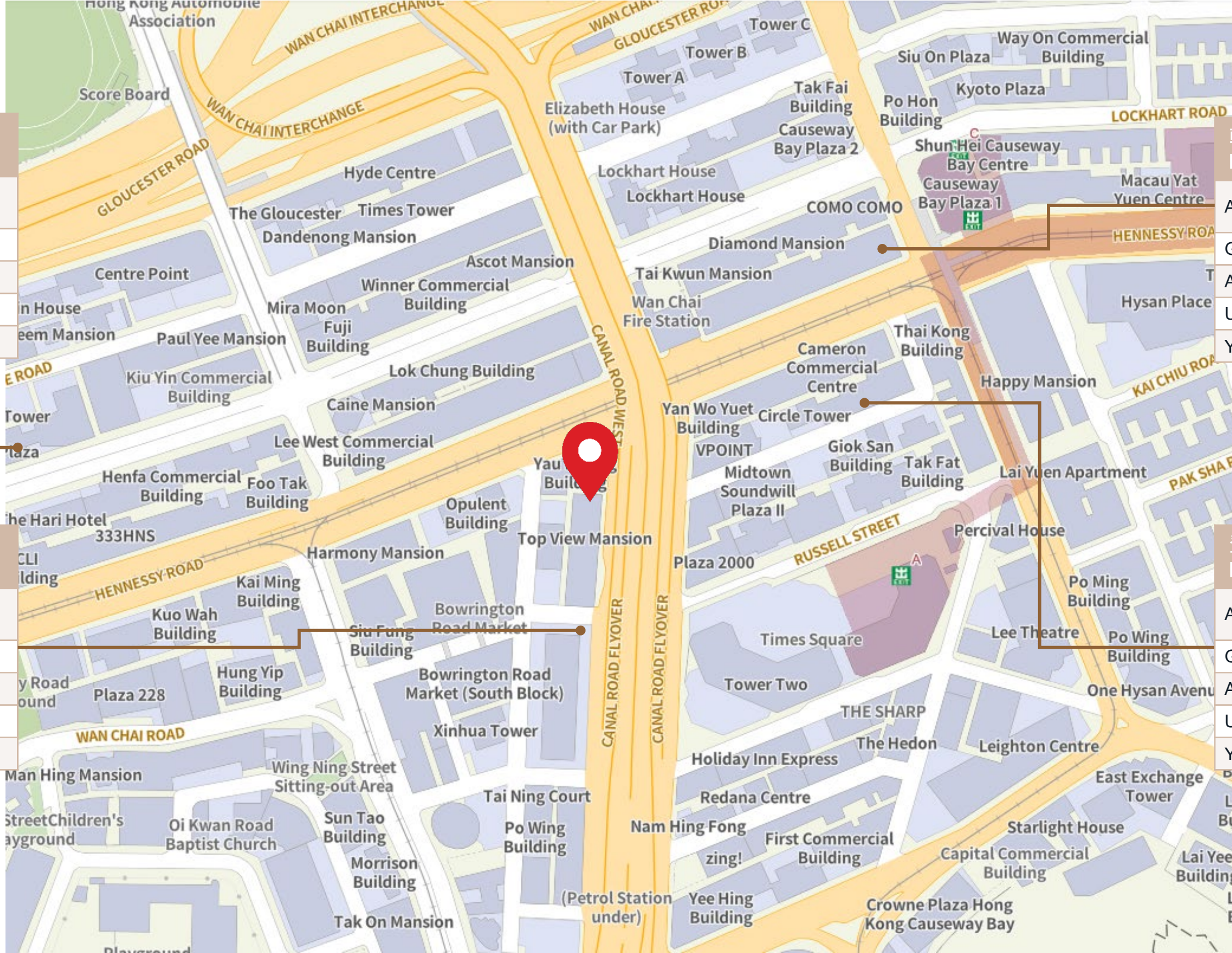
A舖
Shop A



A舖之小巷門面
Frontage of Shop A facing the lane

附錄 Appendix
市場放盤 及 成交紀錄
Current Lising and Transactions Records
Capital Markets Hong Kong

市場放盤 Current Listing on Market



駱克道301-307號 洛克中心
No. 301-307 Lockhart Road

Address	Shop B01, G/F, Lockhart Centre
Gross Area	Approx. 750+600 sf
Asking Price	Approx. \$16,800,000
Unit price	\$21,053
Yield	3.79%

軒尼詩道475-481號 東南大廈
No. 475-481 Hennessy Road

Address	Shop D, G/F, Tung Nam Building
Gross Area	Approx. 800 sf
Asking Price	Approx. \$35,000,000
Unit price	\$43,750
Yield	1.58%

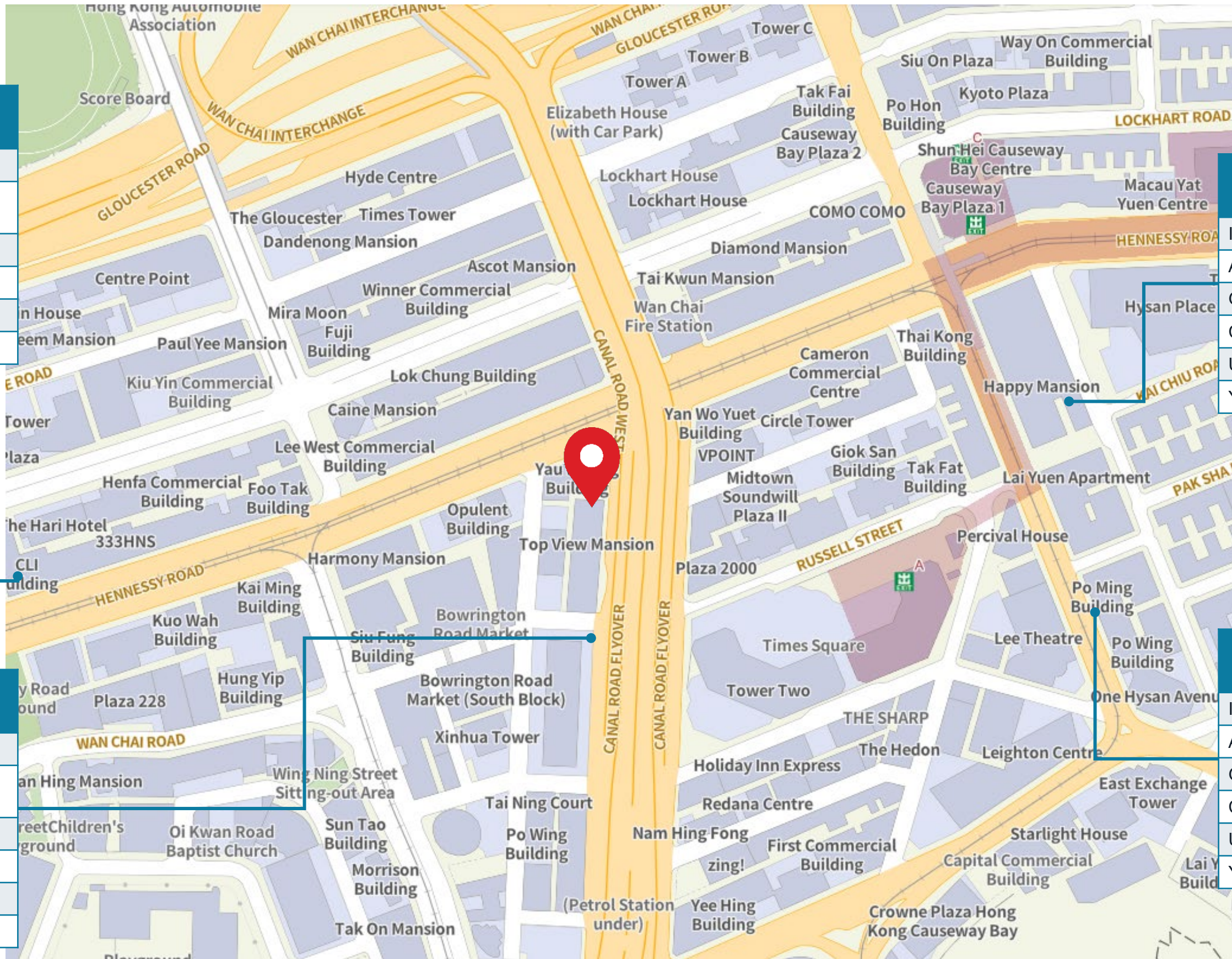
堅拿道西15號 永德大廈
No. 15 Canal Road West

Address	Shop G18A G/F, Wing Tak Building
Gross Area	Approx. 550 sf
Asking Price	Approx. \$50,000,000
Unit price	\$90,909
Yield	4.32%

登龍街36-48號 登輝大廈
No. 36-48 Tang Lung Street

Address	Shop A, G/F, Tang Fai Building
Gross Area	Approx. 750 sf
Asking Price	Approx. \$59,000,000
Unit price	\$78,667
Yield	2%

買賣成交紀錄 Sales Transaction Records 2025-2026



軒尼詩道269-273號 光華大廈 No. 269-273 Hennessy Road	
Ins. Date	May 2026
Address	Shop A-B, G/F, Kwong Wah Mansion
Gross Area	Approx. 2,000 sf
Consideration	Approx. \$43,800,000
Unit price	\$21,900
Yield	4.1%





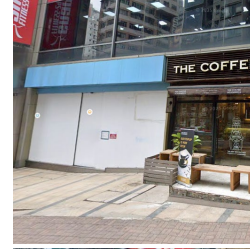

利園山道21號 No. 21 Lee Garden Road	
Ins. Date	May 2026
Address	Shop on GF
Gross Area	Approx. 1,000 sf
Consideration	Approx. \$27,000,000
Unit price	\$27,000
Yield	Vacant

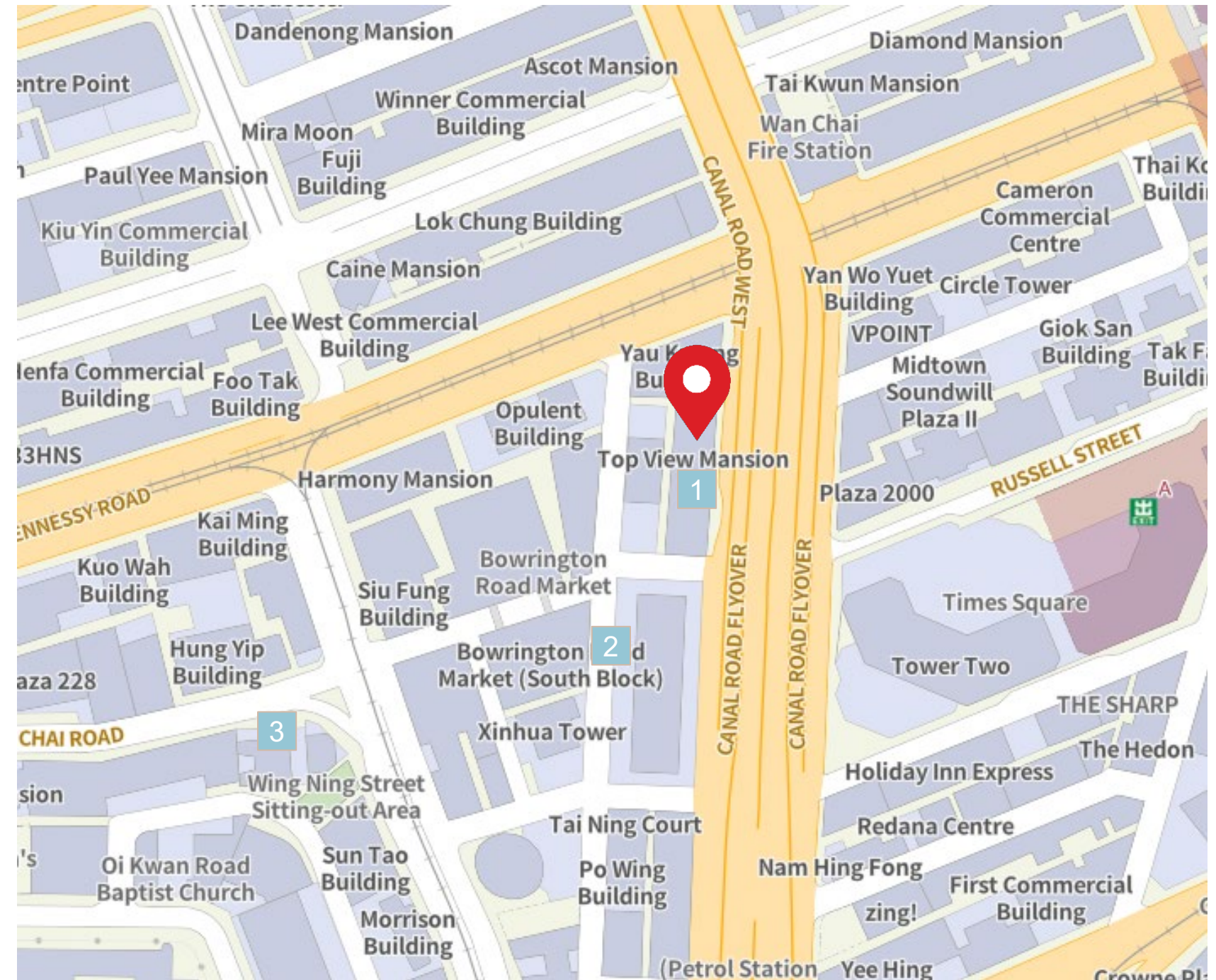
堅拿道西15號 永德大廈 No. 15 Canal Road West	
Ins. Date	Jan 2026
Address	Shop G06-G07, G/F, Wing Tak Building
Gross Area	Approx. 1,250 sf
Consideration	Approx. \$28,300,000
Unit price	\$22,640
Yield	4.24%

波斯富街96-106號 寶明大廈 No. 96-106 Percival Street	
Ins. Date	Oct 2025
Address	Shop C, G/F, Po Ming Building
Gross Area	Approx. 800 sf
Consideration	Approx. \$32,000,000
Unit price	\$40,000
Yield	3.8%



租賃成交紀錄 Rental Transaction Records 2025-2026

No.	日期 Date	物業地址 Property address	建築面積 (約平方呎) Gross area (Approx.sq.ft.)	成交價 Price (HKD)	呎價 Unit price (HKD)
	02/2026	Shop F ,G/F, Top View Mansion, No.10 Canal Road West	950	\$120,000	@\$126
	06/2025	Shop G, G/F, Top View Mansion, No.10 Canal Road West	900	\$150,000	@\$167
	04/2025	Shop D, G/F, Top View Mansion, No.10 Canal Road West	900	\$80,000	@\$89
	02/2026	Shop G22, G/F, Wing Tak Building, No. 15 Canal Road West, Wan Chai	800	\$74,500	@\$93
	03/2026	Shop 1,2, G/F, The Morrison, No. 223-227 Wan Chai Road, Wan Chai	4,167	\$150,000	@\$36
	03/2026	Shop 3&5, G/F, The Morrison, No. 223-227 Wan Chai Road, Wan Chai	3,663	\$150,000	@\$41



We look forward to discussing further



Eunice Tang
Executive Director
+852 2846 5820
eunice.tang@jll.com
Licence No E-221318



David Wong
Manager
+852 6482 5319
davidtn.wong@jll.com
Licence No E-335521

免責聲明 Disclaimer :

一切以最終合約, 變更及核實為準, 這文本的資料謹供參考

本文所載資料只供收件人 / 指定人士參考, 未經仲量聯行書面認可, 不得擅自翻印、複製或轉載全部或部份資料或供非指定人士傳閱。本文所載資料由仲量聯行有限公司 (公司牌照號碼: C-003464) 編制, 僅供參考。雖然在編制過程中已採取合理的謹慎措施, 但內容可能會隨時更改。所提供的資訊不構成要約或合約, 也不會構成其中的一部分。有意使用者不應依賴在本文件中任何事實聲明或陳述, 而應通過檢查或其他方式獨立驗證其準確性。代理人或代理人之委託人的任何僱員均無權就具體細節作出任何陳述或保證。

SUBJECT TO CONTRACT, CHANGE & VERIFICATION. FOR REFERENCE ONLY.

This document, prepared by Jones Lang LaSalle Ltd. (Company License No.: C-003464), is for informational purposes only. While reasonable care has been taken in its preparation, the contents are subject to change. The information provided does not constitute, nor will it form part of, an offer or contract. Interested parties should not rely on any statements or representations of fact but should independently verify the accuracy through inspection or other means. No person employed by the agent or the agent's principal has the authority to make any representations or warranties regarding the particulars.