



仲量聯行

獨家出售

PRIME SHOP OPPORTUNITY

罕有商舖放售

*Ground Floor Including Cockloft Thereof
No. 46 Peel Street Soho Hong Kong*

香港蘇豪卑利街 46 號地下及閣樓



PROPERTY SUMMARY

物業概覽



Subject to Contract and Availability 一切以合約為準

¹Information provided by landlord and the area information has not been verified. 資料由業主提供，面積資料未經核實

Property Address 本物業	Ground Floor including Cockloft, No. 46 Peel Street, Soho 蘇豪卑利街 46 號地下及閣樓													
Property detail 物業概述	This section of Peel Street is in between Hollywood road and Staunton street. The other session of Peel street is undergoing Urban Renewal Plan. The street is full of special Gourmet with a lot of foodies all day long. Toilet and back door to service lane are available in the premises. 這段卑利街的位於荷裡活道和士丹頓街之間。另一段卑利街正在進行市區重建計畫。街上充滿了特別的美食餐廳，一整天都有很多美食家流連。物業內設有廁所及後門往小巷。													
Gross Floor Area ¹ 建築面積	<table><tr><th>Floor</th><th>Gross Floor Area</th><th>Usage</th></tr><tr><td>Ground Floor</td><td>Approx. 910 sf</td><td>Shop Space for non-domestic use.</td></tr><tr><td>Cockloft</td><td>Approx. 823 sf</td><td>Shop Storage Space for non-domestic use.</td></tr><tr><td><u>TOTAL</u></td><td><u>Approx. 1,733 sf</u></td><td></td></tr></table>		Floor	Gross Floor Area	Usage	Ground Floor	Approx. 910 sf	Shop Space for non-domestic use.	Cockloft	Approx. 823 sf	Shop Storage Space for non-domestic use.	<u>TOTAL</u>	<u>Approx. 1,733 sf</u>	
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Monthly Rental 每月租金	HK\$128,100 per month exclusive until 11/2030 每月港幣128,100 全不包 至 2030年11月													
Option to Renew 續租權	4 years at HK\$128,100 per month exclusive until 11/2034 4 年以每月港幣128,100 全不包續租至2034年11月													
業權份數 Share of Lot	約4/9 即約44%													
Basis of Sale 出售狀況	The Property is to be sold on an “as-is” basis and subject to existing tenancy. 本物業將以“現況”及現有租約形式出售													
Method of Sales 出售形式	Asset Sale / Company sale 買賣物業 / 買賣公司													
Price Indication 售價	HKD\$44,000,000.00 港幣 44,000,000元正													
Commission 佣金	Equivalent to 1% of purchase price is payable to JLL as commission upon completion. 仲量聯行將於物業成交時收取售價百分之1%作佣金。													

PROPERTY HIGHLIGHT

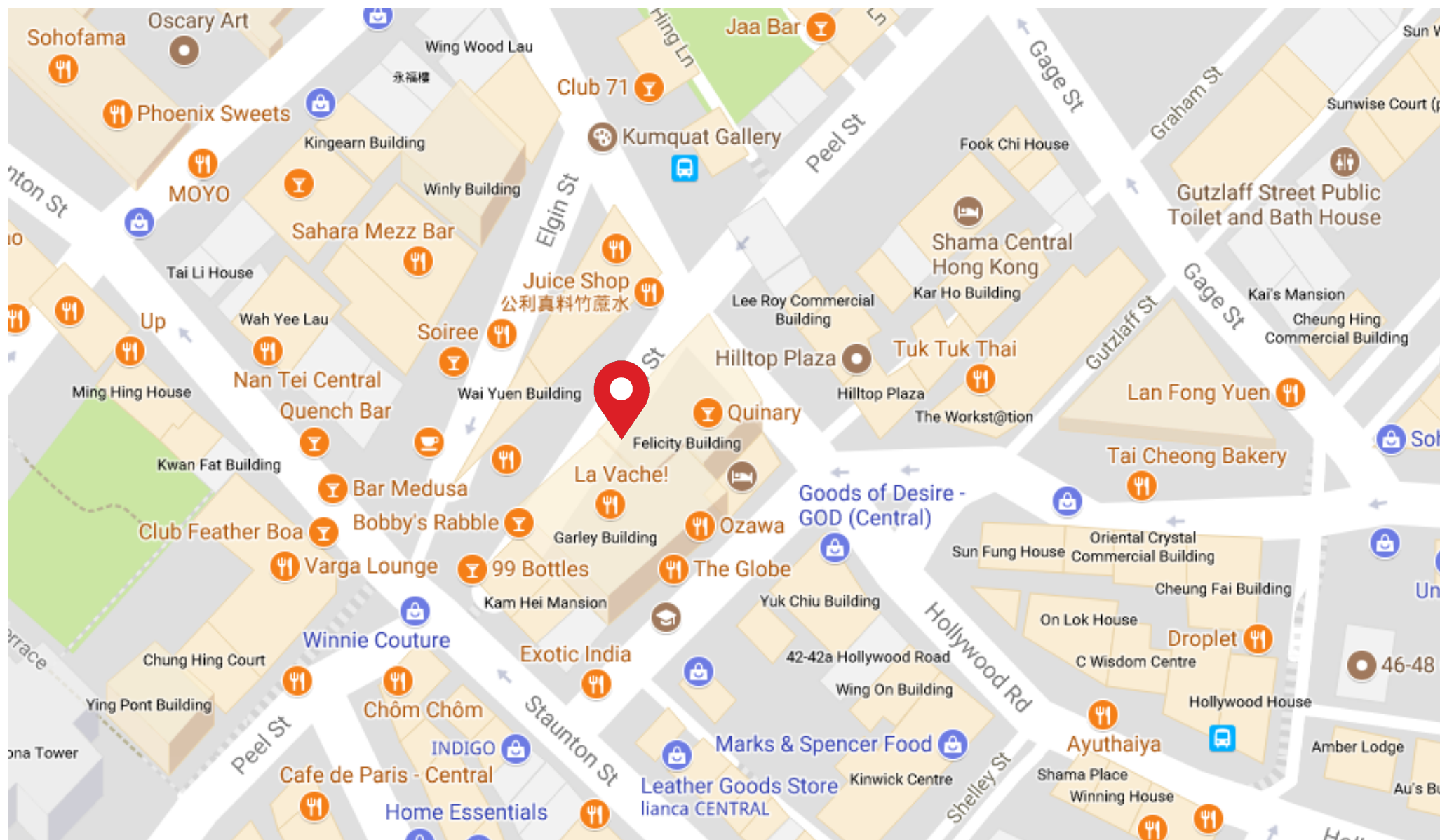
物業重點



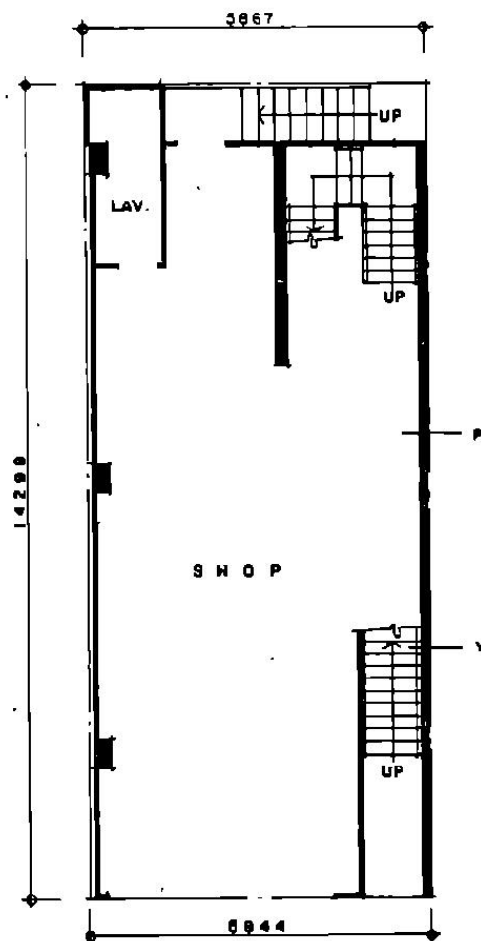
- 鄰近荷里活道及擺花街蘇豪段，旅客及本地人流不絕
Core SOHO area close to Hollywood road and Lyndhurst terrace with tourists and local traffic
- 舖面寬潤，前舖樓底極高
Wide shop front and high ceiling height for front portion
- 有入則閣，增加門面高度及曝光率
With legal cockloft improving the exposure of the shop front
- 附近特色食肆臨立，租客無憂
With a lot of special and popular restaurants in the proximity. Easy to find good tenant.
- 蘇豪靚盤源稀有，毗鄰收購物業，物業升值潛力高，有價有市
Very rare availability of good location stock in the area with good investment and acquisition potential



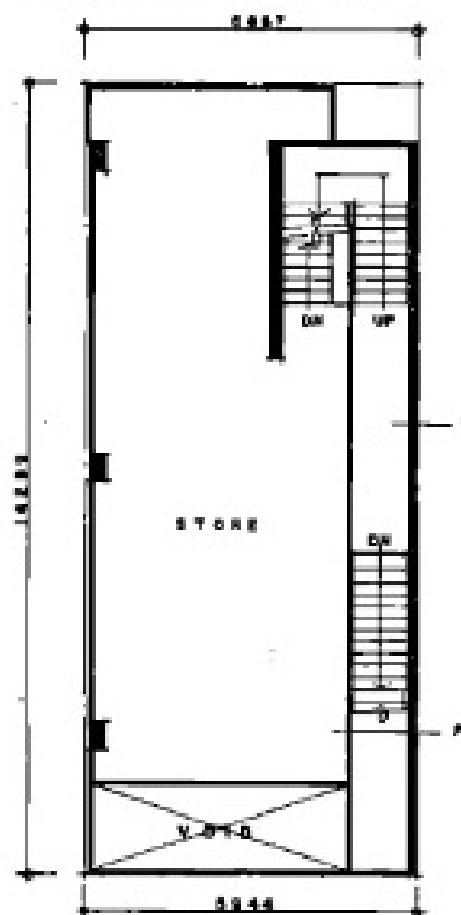
LOCATION 位置



FLOOR PLAN 平面圖



GROUND FLOOR PLAN



COCKLOFT FLOOR PLAN

FLOOR	
ROOF	
5TH FLOOR	FLAT
4TH FLOOR	FLAT
3RD FLOOR	FLAT
2ND FLOOR	FLAT
1ST FLOOR	OFFICE
COCKLOFT	STORE P
GROUND FL.	SHOP

FLOOR DIAGRAM

Colour Code 'P' = Pink Colour
'Y' = Yellow Colour
'G' = Green Colour

Elton S.Y. Chow
ELTON S.Y. CHOW
AUTHORIZED PERSON

Scale 1:125

2525171

OPCCUPATION PERMIT

入伙紙



物業資訊網 PROPERTY INFORMATION ONLINE



物業資訊網入伙文件對照編號
PIO Serial Number of Occupation Document :

013135

入伙紙所載資料 Information contained in Occupation Permit

物業地址或名稱 Property address or description : 46 Peel Street on Lot No. I.L. 110 s.A ss.3	入伙紙編號 Permit Number : H106/83
	入伙紙發出日期 Permit issued on : 15-Jul-1983
	屋宇署檔案號碼 Buildings Department's Reference Number : BDD(B) 2/1041/82
	入伙紙類別 Permit Type : FULL PERMIT

許可物業用途 Permitted occupation purposes:

Ground Floor : Shop space for non-domestic use.
Cockloft : Shop storage space for non-domestic use.
1st Floor : Office space for non-domestic use.
2nd to 5th Floors (inclusive) : 1 flat per floor for domestic use.

註釋 EXPLANATORY NOTES

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The above information is extracted from the relevant Occupation Permit issued by the Buildings Department. It is released by the Rating and Valuation Department via its Property Information Online for the purpose of ascertaining the user restrictions of the property concerned in compliance with the Estate Agents Practice (General Duties and Hong Kong Residential Properties) Regulation.

入伙文件頁數
Occupation Document Page Number : 1 / 1

PHOTOS OF THE STREET

附近照片



FOR INSPECTION & ENQUIRY

勘察及查詢



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Thank you

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