



PRIME SHOP OPPORTUNITY

罕有商舖放售 · 獨家出售

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 Reference: HK-002UqaGAAS

Asking Price 售價 HKD 44,000,000

Subject to Contract and Availability 一切以合約為準



INVESTMENT HIGHLIGHTS

投資重點

1

Core SOHO location close to Hollywood Road and Lyndhurst Terrace with continuous tourist and local footfall

鄰近荷里活道及擺花街蘇豪段，旅客及本地人流不絕

2

Wide shop front with exceptionally high ceiling height for the front portion

鋪面寬濶，前鋪樓底極高

3

Legal cockloft improves shop-front exposure and usable height

有入則閣，增加門面高度及曝光率

4

Surrounded by distinctive restaurants – strong tenant demand

附近特色食肆臨立，租客無憂

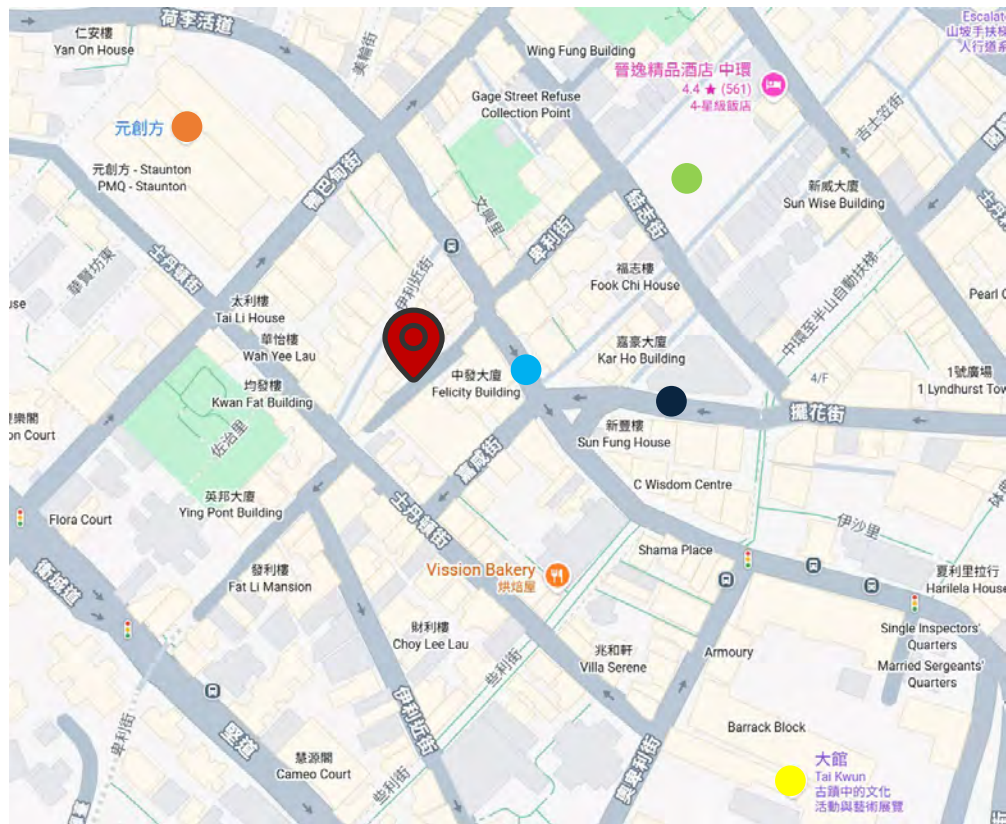
5

Rare quality stock in SOHO with solid investment and acquisition potential

蘇豪靚盤源稀有，毗鄰收購物業，物業升值潛力高，有價有市

LOCATION MAP

位置圖



KEY NEARBY LANDMARKS

主要鄰近地標

Subject Property 本物業

46 Peel Street (G/F + Cockloft)

PMQ 元創方

35 Aberdeen St – Creative hub · ~2–3 min walk

Tai Kwun 大館

10 Hollywood Rd – Heritage & arts · ~4–5 min walk

H18 Scheme H18計劃

Peel / Graham St revitalisation · Immediate vicinity

Hollywood Road 荷里活道

Antique & lifestyle corridor · ~1 min walk

Lyndhurst Terrace 擺花街

Soho dining & retail · ~2 min walk

LOCATION & MARKET CONTEXT

位置及市場環境

H18 Revitalisation Scheme

中環的卑利街 / 嘉咸街發展計劃 (H18)

The subject property is close to The H18 scheme, which revitalizes Central by blending modern residential and commercial spaces (Central Crossing) with heritage preservation. It boosts retail footfall through improved walkability and rehousing traditional vendors, while its upscale gentrification is shifting local retail toward premium lifestyle concepts.

該物業鄰近H18計劃，透過將現代住宅及商業空間（中環匯）與歷史保育相結合，為中環注入新活力。改善步行環境及安置傳統攤販，提升零售人流；高端仕紳化亦推動周邊零售向高端生活概念店轉變。



H18 KEY FIGURES

Total Gross Floor Area
≈ 67,214 sq.m.

Non-Domestic GFA
≈ 43,417 sq.m.

GIC Facilities GFA
≈ 1,260 sq.m.

Open Space GFA
≈ 2,147 sq.m.

PROPERTY SUMMARY

物業概覽

Gross Floor Area 建築面積

Approx. 1,733 sf

GF 910 + Cockloft 823

Monthly Rental每月租金

HK\$128,100

Exclusive until 11/2030

Option to Renew 續租權

4 years

Same rent to 11/2034

Asking Price 叫價

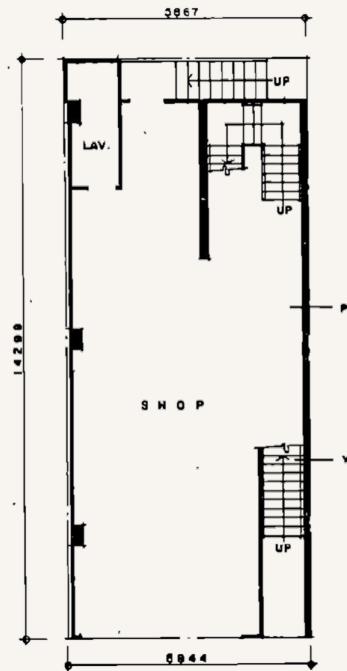
HK\$44 M

Asset / Company sale

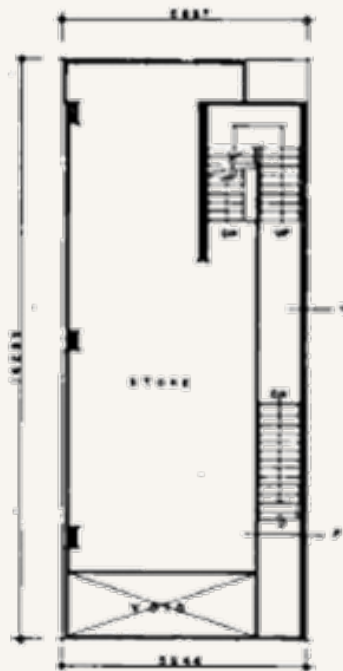
Item	Details
Property Address	Ground Floor including Cockloft, No. 46 Peel Street, Soho 蘇豪卑利街 46 號地下及閣樓
Property Detail	Located between Hollywood Road and Staunton Street. Nearby section under Urban Renewal. Street lined with specialty gourmet restaurants. Toilet and back door to service lane available. 這段卑利街位於荷裡活道和士丹頓街之間。另一段正在進行市區重建。街上特色美食餐廳林立。物業內設有廁所及後門往小巷。
Share of Lot	Approx. 4/9 (≈ 44%)
Basis of Sale	“As-is” basis and subject to existing tenancy 以“現況”及現有租約形式出售
Method of Sale	Asset Sale / Company Sale 買賣物業 / 買賣公司
Commission	1% of purchase price payable to JLL upon completion 成交時收取售價 1% 作佣金

FLOOR PLANS

平面圖



Ground Floor 地面



Cockloft 閣樓

For Identification Purposes only and not to scale. 圖則不按比例及只供參考用途

OCCUPATION 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. J.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 : FULLPERMIT

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.

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PHOTOS OF THE STREET

附近照片



For Identification Purposes only. 只供參考用途

FOR INSPECTION & ENQUIRY

勘察及查詢

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Subject to Contract and Availability 一切以合約為準

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