

**香港上環孖沙街 1&3 號地舖及閣樓、
 4 樓、5 樓全層及天台**

**The G/F & Cockloft, 4/F, 5/F with roof, 1&3 Mercer Str.,
 Sheung Wan, Hong Kong.**



➤ **物業資料 Property Details**

樓層 Floor	地舖 G/F	閣樓 Cockloft	四樓 4/F	五樓 5/F	天台 Roof
建築面積 Gross Area	約 Approx. 850 平方呎 s.f.	約 Approx. 600 平方呎 s.f.	約 Approx. 650 平方呎 s.f.	約 Approx. 600 平方呎 s.f.	約 Approx. 600 平方呎 s.f.
管理費 Mgt fee	HK\$2,000.00		HK\$1,600.00	HK\$1,600.00	
每季差餉 Rates per Qqt.	HK\$8,250.00		HK\$1,410.00	HK\$1,695.00	
每月租金 Monthly Rent	HK\$58,000.00 淨租金 Exclusive		HK\$16,000.00 淨租金 Exclusive	HK\$20,000.00 淨租金 Exclusive	
租期 Leasing Term	至 Until 17/12/2021 另加 1 年續租權 Plus 1 year option		至 Until 30/11/2023	至 Until 14/04/2022	
分層放售 Single Floor Sale	HK\$60M		HK\$8.5M	HK\$9M	
售價 Sale	HK\$77.5M				

查詢 Enquiry : 2721 2727

*該物業於成交當日以『現狀』形式以交吉或連租約出售，惟以買賣合約條款為準。

Subject to the terms in the Agreement of Sale and Purchase, the Property will be sold on an “as-is” basis with vacant possession or the benefit of existing tenancies upon completion.*

➤ 區域資料分析 District Analysis

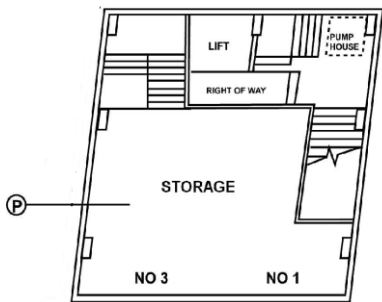
上環為港島傳統商住區，舊式商住業及唐樓林立，人口稠密。近年，市區重建在區內落實多項重建及活化項目，包括士丹頓街 / 永利街商業重建項目、餘樂里保育活化項目及上更新計劃『上環坊項目』等；私人發展商亦積極併構區內舊廈以增加土地儲備，舊區面貌將活化更新，區內物業前景看俏。此外，由物業步行至蘭桂芳及蘇豪區只須數十分鐘，該區設有不少特色酒吧及多國餐廳，人流暢旺，位置優越，加上區內交通網絡完善，港鐵，巴士、小巴、的士及電車等多種交通工具一應俱全，往來港九新界無遠弗屆。

Blended by aged composite buildings and Chinese tenement blocks with high density of population, Sheung Wan is a mixed-use urban area located in Hong Kong Island. In the recent years, Urban Renewal Authority(URA) has confirmed and implemented the number of redevelopment and revitalization projects in the district, including commercial redevelopment project at Staunton Street / Wing Lee Street, Yu Lok Lane heritage preservation and revitalization project and “Sheung Wan Fong” revitalization project, etc. the private developers have been actively acquiring the redevelopment site in order to pursue the increase in its land bank. The aged environment of Sheung Wan will be improved. The prospect of the district development is therefore brightening. Furthermore, Lan Kwai Fong and Soho District with variety of bars and restaurants is shortly reachable within minutes walking distance. Various public transports such as MTR, bus, minibus, taxi and trams are commuting to serve the district, providing the speed and convenient journey throughout the territories.

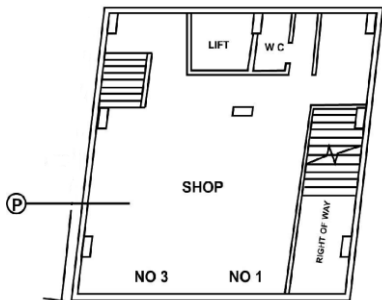
平面圖 Floor Plan

Not to scale

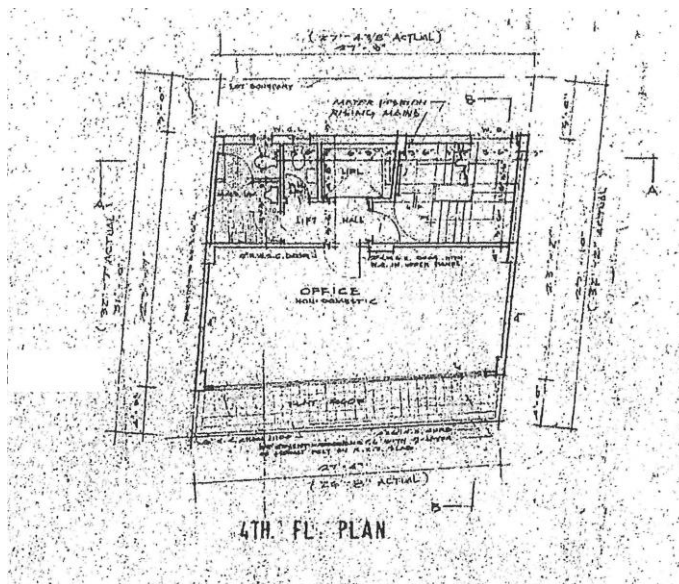
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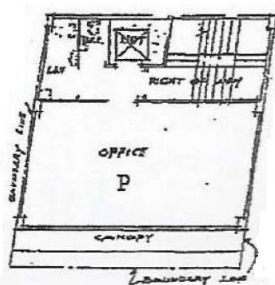
COCKLOFT FLOOR PLAN



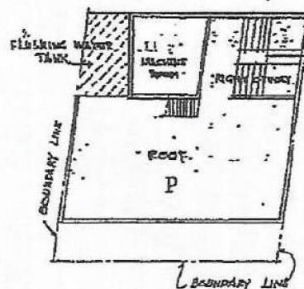
GROUND FLOOR PLAN



4TH FL. PLAN



5TH. FLOOR PLAN



ROOF PLAN

以上物業平面圖只供參考 Above Floor Plan is for reference only

刊登日期 Advertisement Date: 19-10-2021

物業編號 Property Number: SW/MS/BASKET

Nov 2021