

九龍北帝街 21-25 號匯川大廈地庫、地舖、1 樓全層及 2 樓 2 住宅單位連平台

Shops with basement, whole floor of 1/F and 2 units on 2/F with flat roofs, Wui Chuen Building, 21-25 Pak Tai Street, Kowloon.



➤ 物業資料 Property Details

樓層 Floor	地庫 Basement	地舖 G/F		一樓全層 1/WF	二樓 2/F	
		A 舖 Shop A+天井	B-J 舖 Shop B-J		C 室 Flat C	D 室 Flat D
建築面積 Gross Area	約 Approx. 1,800 平方 呎 s.f.	約 Approx. 500 平方呎 s.f. + 200 平方呎 s.f.	約 Approx. 2,700 平方呎 s.f.	約 Approx. 3,220 平方呎 s.f.	-	-
實用面積 Saleable Area	-	-	-	-	約 Approx. 258 平方呎 s.f. + 平台 Flat roof 244 平方呎 s.f.	約 Approx. 258 平方呎 s.f. + 平台 Flat roof 622 平方呎 s.f.
每季差餉 Rates per Qt.	HK\$5,250		HK\$14,700	HK\$8,685.00	HK\$1,602	HK\$2,166
地稅 Govnt Rent	HK\$5,940.00 (每半年 1 次)		HK\$16,020.00 (每半年 1 次)	HK\$6,399.00 (每半年 1 次)	HK\$1,088.00 (每半年 1 次)	HK\$1,313.00 (每半年 1 次)
每月管理費 Mgt. Fee per Month	HK\$850		HK\$850	HK\$3,860	HK\$550	HK\$550
每月租金 Monthly Rent	HK\$35,000 (淨租金 Exclusive)		HK\$105,000 (淨租金 Excl)	HK\$55,000 (淨租金 Excl)	HK\$10,500 (全包 Incl)	HK\$11,000 (全包 Incl)
租期 Leasing Term	至 Until 30/9/2022		至 Until 15/8/2024	至 Until 14/5/2022	至 Until 5/10/2022	至 Until 7/12/2021

售價： 港幣 1.6 億元

For Sale： HK\$ 160M

[查詢 Enquiry：2721 2727](#)

備註： 本物業可一併或分層出售

Remark： The Property could be sold entirely or in form of strata-titled.

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"

May 2021



basis with vacant possession or the benefit of existing tenancies upon completion.*

➤ 物業亮點 **Property Highlight**

- ✧ 多個北帝街住宅重建項目相繼啓動，環境改善，並將提供更多優質消費群進駐該區。

The environment being improved with the commencement of various residential redevelopment projects in Pak Tai Street, providing a massive consumers entering into the district.

- ✧ 受惠於未來港鐵『沙中線』，配合區內完善的交通網絡，往來港九各區無遠弗屆。

Ride on future “Shatin to Central Link (SCL)”, together with various public transports are commuting to serve the district, proving the speed and convenient journey throughout the territories.

➤ 區域資料分析 **District Analysis**

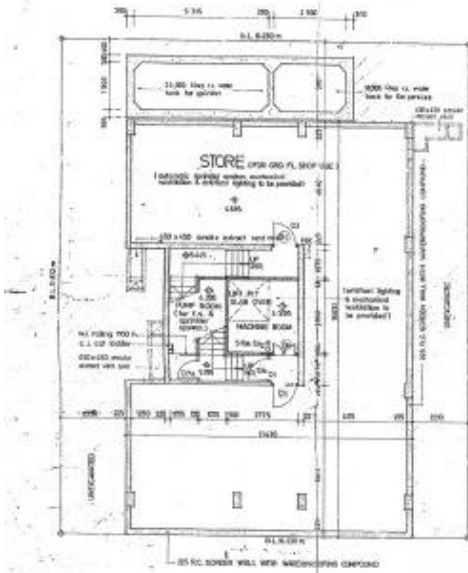
土瓜灣區為九龍傳統商住區，舊式商住物業及唐樓林立，人口稠密。近年，市區重建局在區內落實多項重建及活化項目，私人發展商亦積極併購區內舊廈以增加土地儲備，環境變天，舊區面貌將活化更新，區內物業前景看俏。

Blended by aged composite building and Chinese tenement blocks with high density of population, To Kwa Wan is a mixed-use urban area located in Kowloon. In the recent years, Urban Renewal Authority (URA) has confirmed and implemented the number of redevelopment and revitalization projects in the district. The private developers have also been actively acquiring the redevelopment site in order to pursue the increase in its land bank. The aged environment of To Kwa Wan will keep being improved. The prospect of the district development is therefore brightening.

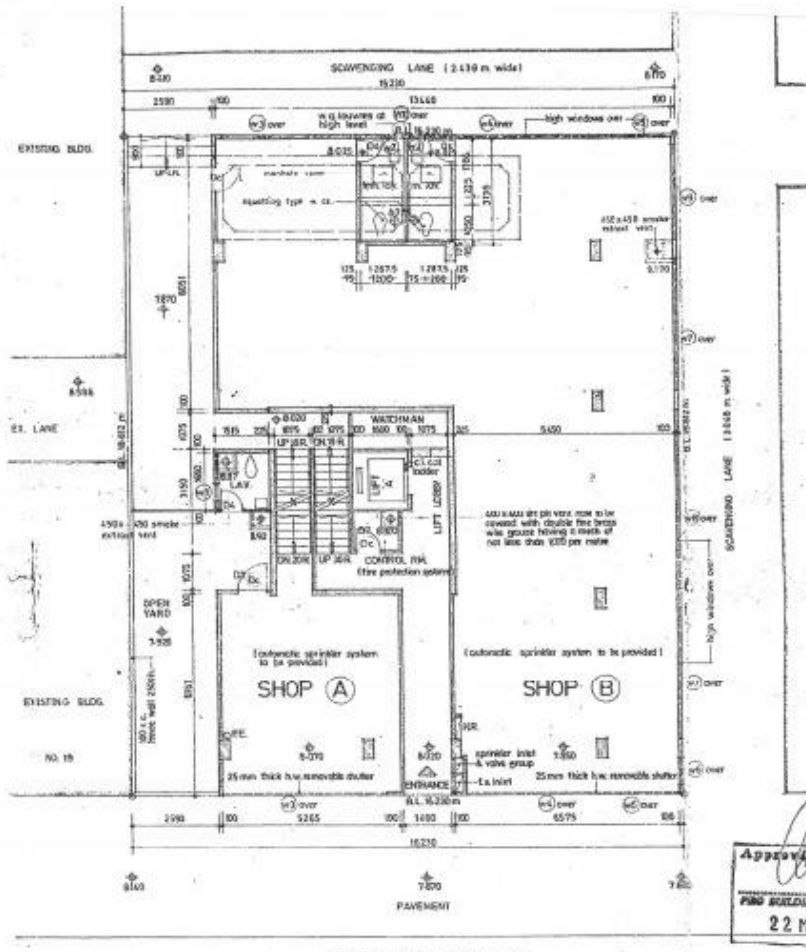


➤ 平面圖 Floor Plan

Not to scale
For identification purpose



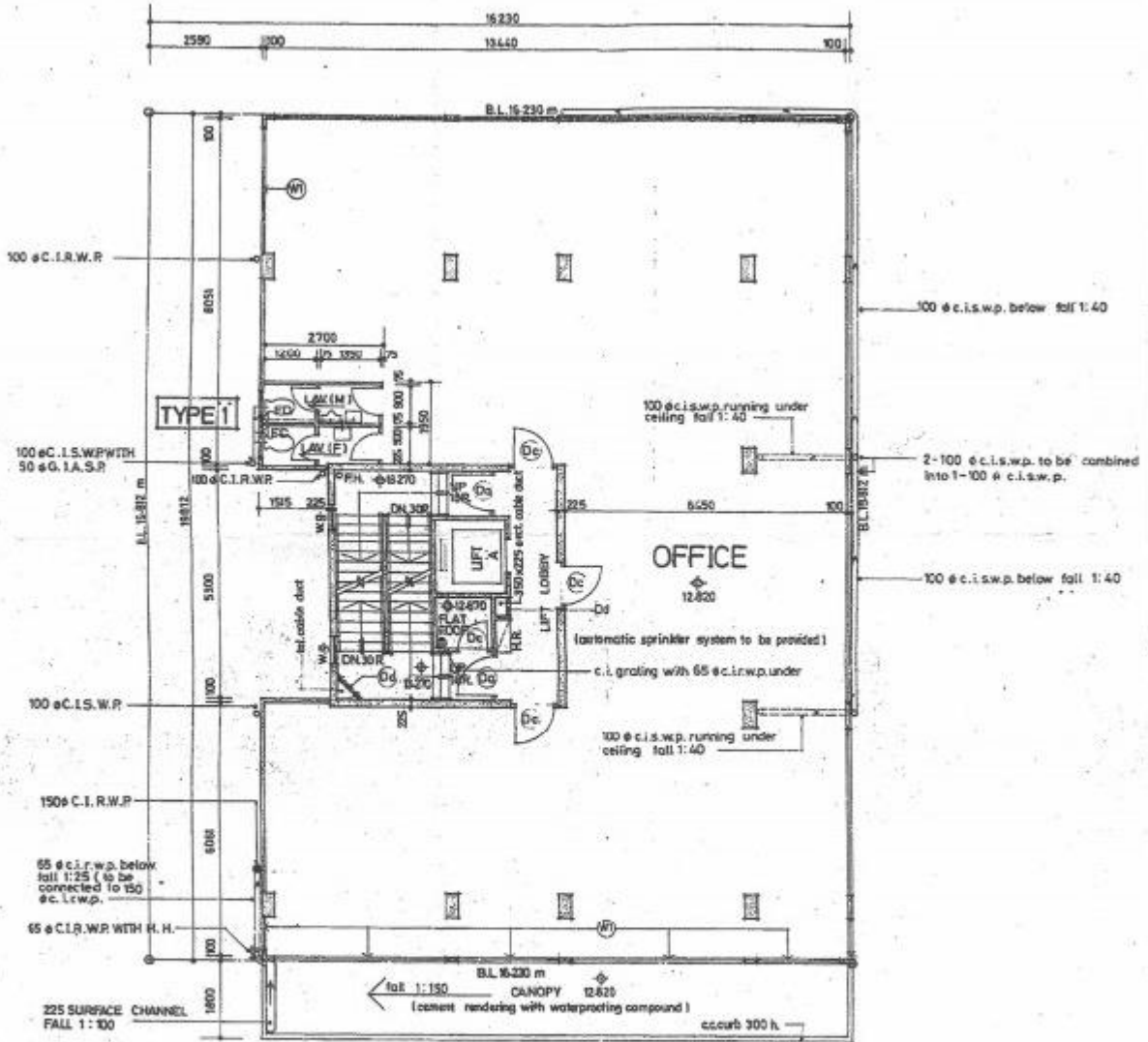
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



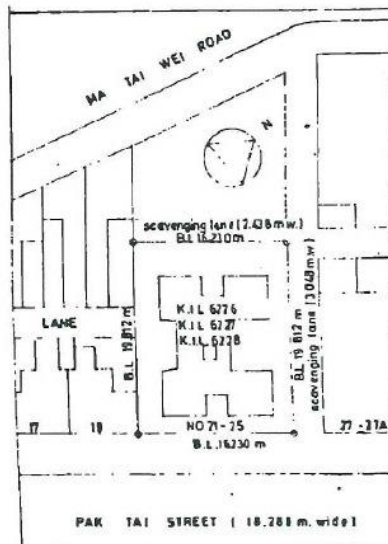
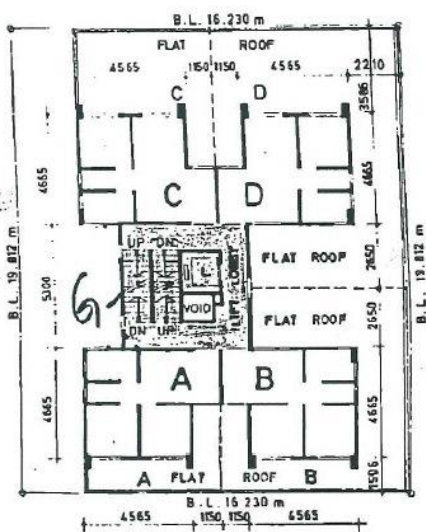
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For identification purpose



1st FLOOR PLAN



K. I. L. 6226, 6227 & 6228



Handwritten signature
AUTHORIZED PERSON
M. 1965400

以上物業平面圖只供參考 Above Floor Plans are for reference only

刊登日期 Advertisement Date: 09-10-2020

物業編號 Property Number: TKW/WCB/BASKET