



# VACANT TENANCY OPPORTUNITY AVAILABLE!

Historic Village - 17<sup>th</sup> Avenue West (near Tauranga Hospital)

The Historic Village has a vacant tenancy space available at the heart of its retail zone from late February 2018 (formerly Giftopia). Our ideal incoming tenant will be a well-established, destination retail shop who will add to the vibrancy of the Village and help us to meet our objective of creating a thriving and sought-after location to hold an event, run a meeting or lease a space in.



## THE HISTORIC VILLAGE VISION:

Our Community heart where people visit, connect and belong – to the past, present and future.

## OUR PURPOSE:

To provide a highly valued, safe and well used community destination, accessible to all stakeholders.

## OUR OBJECTIVE FOR TENANT MANAGEMENT AND ACQUISITION:

Attracting a balanced mix of retail and community tenants who deliver on the brand promise of the Historic Village.

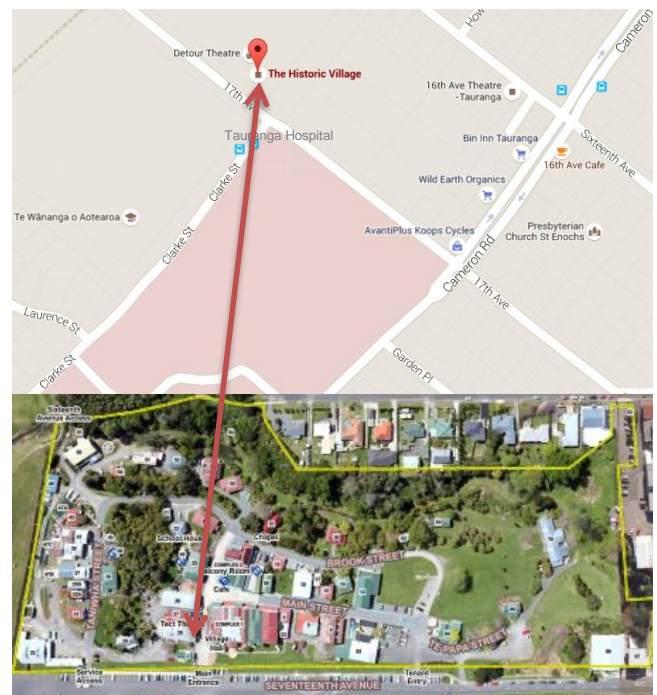
## AVAILABLE SPACE

Ground floor retail space

**One tenancy: 74.4m<sup>2</sup>**

## FEATURES

- Market Street frontage, near main entrance
- On site tenant carpark
- Overnight security patrols
- Pedestrian foot traffic, in the 12 months to 30 June 2017: 173,000 (via main entrance only)
- NB: Shares a wall with a dance studio – some noise pollution/vibration to be expected at times



**Registrations of Interest (please also include a Business Plan) due:**

**2pm, Friday 16 February 2018**

Forms available from the **Historic Village office** or [www.historicvillage.co.nz/leasing/retail-zone](http://www.historicvillage.co.nz/leasing/retail-zone)

## Please contact:

**Erana Elvin**

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**W:** [www.historicvillage.co.nz](http://www.historicvillage.co.nz)

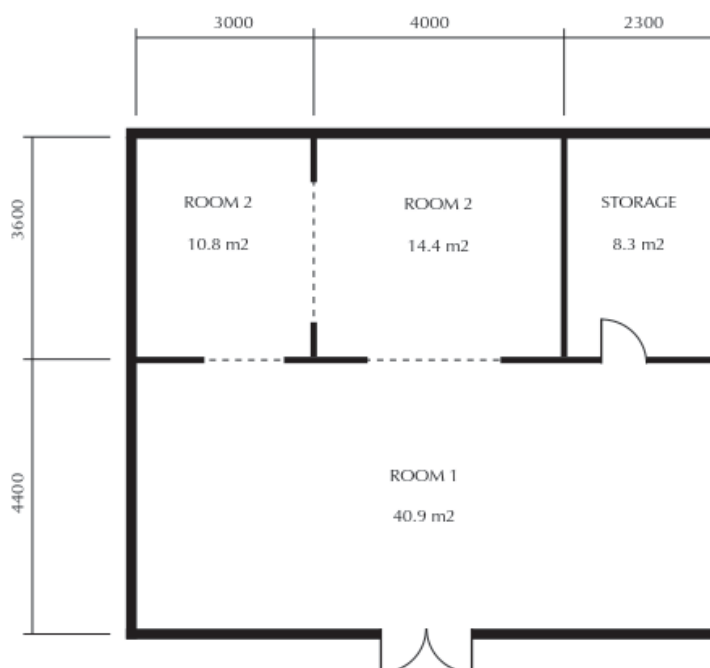




# AVAILABLE TENANCY

Indicative Costings – October 2017

Building 28: 28GF1, 28GF2



## RENT

Building 28 - Retail Shop	m <sup>2</sup>		Rental Rate per m <sup>2</sup>		Rental Rate
Room 1	40.9	x	\$160.00	=	\$6,544.00
Room 2 - a	10.8	x		=	\$1,728.00
Room 2 - b	14.4	x		=	\$2,304.00
Storage	8.3	x		=	\$1,328.00
	<b>74.4</b>			<b>SubTotal</b>	\$11,904.00
				<b>GST</b>	\$1,785.60
				<b>Total</b>	<b>\$13,689.60</b>

This equates to:	Sub-Total	GST	Total
Monthly Rent Payment to TCC	\$992.00	\$148.80	<b>\$1,140.80</b>

## OUTGOINGS

Annual Figures	m <sup>2</sup>	Rates	Insurance	Other	Water Rates	Power	TOTAL
Building 28 Retail	74.4	\$92.26	\$173.03	\$470.37	\$84.29	\$1,292.22	\$2,112.17
	<b>GST</b>	\$13.84	\$25.95	\$70.56	\$12.64	\$193.83	\$316.83
	<b>TOTAL</b>	<b>\$106.10</b>	<b>\$198.98</b>	<b>\$540.93</b>	<b>\$96.93</b>	<b>\$1,486.05</b>	<b>\$2,429.00</b>

This equates to:	Sub-Total	GST	Total
Monthly Outgoings Payment to TCC	\$176.01	\$26.40	<b>\$202.42</b>

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