



EXECUTIVE SUMMARY

Property Address	25-27 South Street, York WA 6302	
Title Details	Legal Identifier	Lot 801 on Deposited Plan 64073
	Certificate of Title	Volume 2742, Folio 30
	Legal Identifier	Lot 800 on Deposited Plan 64073
	Certificate of Title	Volume 2742, Folio 29
Registered Proprietor	Shire of York	
Planning	Zone	Town Centre
	Local Authority	Shire of York
Description "As Is"	Property Type	Commercial
	Building Type	Commercial Building
	Built About	1873
	Walls	Stone/Brick/Timber
	Roof	Iron
	Number of Storeys	1
	Current Use	Vacant
	Lettable Area	319.7m ²
	Land Area	2,659m ²
	General Comments	The subject property comprises a country town commercial property improved with a heritage listed building formally known as St. Patrick's Convent School. The building is suitable for commercial uses but lacks appeal due to location and condition.
Purpose	Asset Value	
Interest Valued	An estate in fee simple subject to encumbrances which affect the use or value of the land (if any) registered on the Title at the date of search and subject to current leases (fee simple in reversion) and special conditions noted elsewhere in this report.	
Date of Valuation	12 January 2017	
Market Value "As Is"	\$385,000 (Three Hundred and Eighty Five Thousand Dollars, Exclusive of GST)	
Market Rent "As Is"	\$28,773pa (Twenty Eight Thousand Seven Hundred and Seventy Three Thousand Dollars per annum, Exclusive of GST)	
Insurance Assessment "As Is"	\$650,000 (Exclusive of GST)	

This is an extract from a Valuation Report and is not intended to provide valuation advice. This report has been prepared for the private and confidential use of the client to whom it is addressed, the Shire of York, and parties to whom liability has been extended (if any) and should not be relied upon by third parties for any use without the express authority of Independent Valuers of Western Australia.

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