

## About Retail Shop 2 “Isola Bella” Tinakori Village

Address: <b>PRIME THORNDON VILLAGE CENTRAL</b>		Shop 2, 310 Tinakori Rd  <b>We will meet the market</b>
<b>You will get: A fabulous small shop.</b> <b>Note:</b> <ul style="list-style-type: none"> <li>• Schedule of fixtures and fittings next page.</li> <li>• See the photographs on this site</li> <li>• <b>Quality carpet</b> in showroom</li> <li>• Painted concrete in storeroom / kitchen and disabled persons toilet.</li> </ul>		This is a top class functional environment.  <b>Retail ready</b>
Building		The building is fully compliant with all current access codes for disabled people.
Location Tinakori Road		<b>Ground floor street front</b>
Date available:		<b>Immediately</b>
Size of retail space		48.5 square metres more or less
Cost per calendar month		Target rental \$25000 fully negotiable to meet the market.
Lease type:		ADLS [Auckland District Law Society Standard Lease]
Lease term available:		3 +3 +3
Restrictions on use:		<b>See page three of this document.</b>
No. of elevators:		N / A
No. of car parks		1 Residents only car park.
Fit out		Existing fit out by land lord
Kitchenette with hot and cold water		
Water:	Paid by landlord	YES
Electricity	Separately metered.	YES
Rates:	Paid by landlord	YES
Insurance:	Paid by landlord	YES
Body Corp fees	Paid by landlord	YES
Toilet	YES	Self contained paraplegic toilet
Name to go on lease documents:		Shepherds Shops Ltd
Address of lessor:		C/o Loo and Moore Ltd, P O Box 12229, Wellington. Level 1, 230 Thorndon Quay, Wellington
Solicitors name:		Denis Foot
Solicitors address:		Foot Law, 18-20 Allen St, P O Box 720, Wellington
Legal costs paid by:		Each party pays own costs.
Sign writing restrictions:		Talk to landlord

Fixtures and fittings that come with Shop, 2 Isola Bella, 310 Tinakori Rd, Thorndon.

---

Schedule A

Landlords Fixtures and Fittings Shop, 2 Isola Bella, 310 Tinakori Rd, Thorndon.

1. Kitchen / Storeroom: Stainless steel sink and melteca cupboard unit together with single lever hot and cold tap. A melteca-shelving unit with three shelves is to be fitted to the wall above the sink unit. A melteca workbench is to be fitted on the wall opposite the sink bench, with three shelves above as per tenants plan to be submitted.
2. Toilet One toilet cubicle as indicated on the attached plan, containing one toilet, one hand basin with single lever tap, ventilating fan, a Rheem 45 litre mains pressure hot water cylinder mounted on a full width shelf within and above the door of the toilet cubicle, towel rail, toilet roll holder and toilet brush and holder.
3. Building:
  - Existing partition walls.
4. Electrical
  - a) One live low voltage wire track running on a line front to back. This track has an independent circuit.
  - b) One after hour's window display circuit with halogen spots set above and inside shop front window.
  - c) Five additional halogen spots on a separate circuit set on a grid either side of the live track.
  - d) Two additional spotlights situated under the stairwell.
  - e) Lighting for toilet and storeroom.
  - f) Six double hot points uniformly spaced around the outside walls.
  - g) One additional double hot-point for tea making over bench top.
  - h) One additional double hot-point new workbench.

## Rules of the Body Corporate as they relate to Shop 2

---

IN THE MATTER of Unit Titles Act 1972  
and Unit Plan No 89646

TO: The District Land Registrar Wellington Registry

THIRD SCHEDULE as amended

Rules that may be amended by Special Resolution of the Body Corporate

The following shall be added as additional rules to the Third Schedule.

- (f) A proprietor or occupier of any ground floor unit shall not use that unit for any of the following:
  - (i) The sale of fresh fish
  - (ii) As a butchery shop
  - (iii) For the cooking and/or sale of fish & chips or any other food items requiring deep/continuous frying, wok type cooking or such similar cooking activities of a commercial nature
  - (iv) As a video games parlour
  
- (g) The hours of operation in respect of any unit operating as a retail shop are restricted to 7 am to 10 pm.
  
- Qi) Notwithstanding rule (c) an owner or occupier may keep up to 2 cats or one small dog in their unit provided there is no nuisance to or unreasonable interference with the quiet enjoyment of other proprietors or occupiers.
  
- Q) For the purpose of ensuring adequate and proper control and management of Units and of the common property at all times, every proprietor shall, when creating a Lease or Tenancy or other right of occupation in favour of some other person (the Tenant):
  1. Notify the Body Corporate as to the name of the Tenant; and
  2. ensure that the Tenant has received and perused a copy of the Rules of the Body Corporate; and
  3. ensure that the Tenant enters into a written agreement, including a provision that the Tenant will abide by the rules of the Body Corporate; and
  4. include in the written agreement referred to in (3) above provision that failure by the Tenant to observe the Rules of the Body Corporate shall be grounds for termination of the tenancy; and
  5. include in the written agreement provision that a duplicate key to the unit will be left with the Body Corporate Secretary for use only in the event of emergency.

AND in the event that the Tenant shall breach or fail to observe any of the rules of the Body Corporate, the Secretary of the Body Corporate may serve notice at the Unit specifying the breach complained of, the remedial action required and forward a copy to the address of the proprietor last known to the Secretary of the Body Corporate. In the event that the Tenant or proprietor shall fail to promptly carry out the remedial action required or shall habitually breach or fail to observe the rules of the Body Corporate then the proprietor shall forthwith following request in writing from the Secretary of the Body Corporate to that effect require the Tenant to vacate the Unit.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

The Common Seal of Body Corporate