

Freehold Retail Units at Trio

11 Sam Leong Road, Singapore



For Sale / For Lease



Freehold
Tenure



Short drive to Central
Business District



6 mins walk to
Farrer Park MRT
Station



Near cultural districts
with high human traffic



No restriction on foreign
ownership and no ABSD
payable



Capital preservation &
potential capital
appreciation

Location Map



Source: Trio Brochure

Project Information & Technical Details

Address 11 Sam Leong Road, Singapore 207903

Legal Description TS17-01048A

Tenure Estate in Fee Simple (Freehold)

Land Area 1,148.5 sq m

TOP / CSC Jan 2018 / Sep 2018

Developer Unique Commercial Pte Ltd (JV)

Architect P&T Consultants Pte Ltd

Civil & Structural Engineering KCL Consultants Pte Ltd

Mechanical & Electrical Engineering DP Engineers

No. of Storeys 4 + 2 Basement

Floor to Floor Height
 Basement 2: 3.5m
 Basement 1: 4.7m
 1st storey: 4.2m
 2nd storey: 4.2m
 3rd storey: 4.2m
 4th storey: 4.2m

No. of Loading/Unloading Bays 1 (at 1st storey)

Ceiling height for common area 2.8m – 3m

Clear Shopfront opening height Approx. 3m max.

No. of Carpark Lots/motorbike lots
 Carpark lots – 36
 Handicap Lot – 1
 Motorbike - 5

Total Units
 Shops – 28
 Restaurants – 15
 (Total: 43)

This document has been prepared by ERA Realty Network Pte Ltd for advertising and general information only. ERA Realty Network Pte Ltd makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. ERA Realty Network Pte Ltd excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of ERA Realty Network Pte Ltd and/or its licensor(s). All rights reserved.

Units For Sale / For Lease

S/ No.	Unit	Type	Area		Maintenance	Tenancy	Remarks
			Sqft	Sqm	Charge (\$36/share) Sinking Fund(\$5/share) (monthly)		
1	01-11	Shop	614	57	24	Tenanted	
2	02-01	Restaurant	1,841	171	72	Tenanted	Sell as whole 2nd floor
3	02-02	Shop	883	82	35		
4	02-03	Shop	388	36	15		
5	02-04	Shop	366	34	14		
6	02-05	Shop	355	33	14		
7	02-06	Shop	344	32	14		
8	02-07	Shop	334	31	13		
9	02-08	Shop	624	58	24		
10	02-09	Restaurant	1,055	98	41		
11	02-10	Shop	732	68	29		
12	02-11	Shop	280	26	11		
13	03-01	Restaurant	1,916	178	76	Tenanted	Sell #03- 01/02/03/10 as a whole
14	03-02	Shop	883	82	35		
15	03-03	Shop	388	36	15		
16	03-04	Shop	366	34	14	Tenanted	Sell #03- 04/05/07 as a whole
17	03-05	Shop	689	64	27		
18	03-07	Shop	624	58	24		
19	03-09	Shop	743	69	29	Vacant	Immediate - asking \$7psf
20	03-10	Shop	366	34	14	Tenanted	Sell #03- 01/02/03/10 as a whole
21	04-01	Restaurant	1,399	130	55	Tenanted	
22	04-04	Restaurant	549	51	22	Tenanted	
23	04-06	Restaurant	980	91	38	Tenanted	
24	04-07	Shop	743	69	29	Tenanted	
25	04-08	Shop	710	66	28	Tenanted	Unit avail - 1 Aug 23 - asking \$7psf

Contact

Desmond Lim

Director & Head

Workspace & Culture

Capital Markets & Investment Sales

+65 9180 3178

desmondlim@era.com.sg

CEA Reg No.: R002963J

ERA Realty Network Pte Ltd

450 Lorong 6 Toa Payoh
ERA APAC Centre
Singapore 319394

📞 6226 2000



era.com.sg

Estate Agent Licence No.: L3002382K