# 承業主命公開招標出售 By Order of the Owner For Sale by Public Tender

(截標前售出或收回除外 Unless Previously Sold or Withdrawn)

核心 Core · 優質 Quality · 低門檻 Low Threshold

# **BERLEY ROAD, TSIM SHATSU** 咀金巴利道80號

地盤面積約 Site Area

批准建築面積約 Approved Floor Area 19,923平方呎 sq ff approx.

罕有尖沙咀核心全幢公寓出售 Rare whole block apartment in core Tsim Sha Tsui for sale

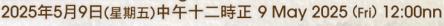
鄰近多間大學包括香港理工大學及香港都會大學 (步行至香港理工大學只需約7分鐘)

Neighbouring to various universities, including Hong Kong Polytechnic University & Hong Kong Metropolitan University (Hong Kong Polytechnic University is within 7-minute walking distance).

■ 鐵路網絡 四站交滙 尖沙咀、紅磡、尖東、佐敦,過海巴士中轉站亦近在咫尺 Intersection of 4 MTR stations (Tsim Sha Tsui, Hung Hom, East Tsim Sha Tsui & Jordan); the cross-harbour bus interchange is also easily reach.

可作學生宿舍#、酒店或服務式公寓 Could use for student residence#, hotel or serviced apartment.

截標日期 Tender Closing Date:





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#### 物業 The Property

金巴利道80號全幢 The Whole Block of 80 Kimberley Road

#### 物業地址 Address

九龍尖沙咀金巴利道80號 80 Kimberley Road, Tsim Sha Tsui, Kowloon

#### 地段編號 Lot No.

九龍內地段第10589號餘段 The Remaining Portion of Kowloon Inland Lot No. 10589

#### 批約年期 Lease Term

由1901年10月1日起計150年 150 years commencing from 1 October 1901

#### 城市規劃 Town Planning

按尖沙咀分區計劃大綱圖編號S/K1/29, 該地段被劃分為"商業"用途。 As shown on Tsim Sha Tsui OZP No. S/K1/29, the Property lies within an area zoned as "Commercial" uses.

#### 落成年份 Completion

1983

#### 地盤面積 Site Area

約1,897.69平方呎 (約176.3平方米) Approx. 1,897.69 sq. ft. (approx. 176.3 sq. m.)

#### 地盤類別 Class of Site

甲類 A

### 批准建築面積 Approved Floor Area

約19,923.49平方呎 (約1,850.937平方米) Approx. 19,923.49 sq. ft. (approx. 1,850.937 sq. m.)

#### 實際地積比率 Actual Plot Ratio

約10.499 Approx. 10.499

#### 最高地積比率 Max. Plot Ratio

非住用 - 12.0 (分區計劃大綱圖)

Non-domestic - 12.0 (Outline Zoning Plan)

# 最高建築物高度 Max. Bldg Height

主水平基準以上90米 (分區計劃大綱圖)

90 metres above Principle Datum (Outline Zoning Plan)

## 物業簡介 Description

本物業為1幢樓高14層之商業大廈,低層地下及高層地下為商舖; 1樓至12樓為寫字樓用途。現時大廈商舖部份由廚魔茶室承租;而寫字樓部份則租予賓館,合共提供45個房間。

The Property is a 14-storey commercial building, which lower and upper G/F are designated for shop while 1/F-12/F for office uses. Currently, shop levels are leased to MD Cafe, and office levels rented to a guesthouse, provides 45 rooms in total.

#### 交易情況 Possession

本物業將以"現狀"及連現有租約形式出售

The Property is to be sold on an "as-is" basis and subject to existing tenancies.



The floor area information of the properties has not been verified.

Property Number: 926ADW I Advertisement Date: 25/3/2025
Important Note: 1. The property is offered subject to contract and availability. Interested parties should rely on their own inspection, measurement and verification and should satisfy themselves as to the accuracy of the information contained herein or provided by us in other situation, which are provided for reference only. Our Company has not taken any step to verify whether the information reflects the actual status of the property. No warranty for accuracy is given or implied by the owners or us. 2. There is no standardised or commonly adopted definition of any description of floor area in the market for non-residential properties. 3. If the permitted use stated on the relevant occupation permit is provided, such information relates to the permitted use of the issuance of the occupation permit only. In the case where no occupation permit is issued, the permitted use cannot be verified by our company. Besides, the Government Crant and/or the Deed of Mutual Covenant may contain provisions restricting the use for specific purpose(s).

4. If the property has a cockloft or mezzanine floor but the relevant occupation permit does not reveal the same, the legality of the cockloft or mezzanine floor cannot be verified by our company. If there are unauthorised building works, the risks include but not limited to the Government's exercising its right of re-entry, safety problems, closure and bank's refusal to income the purchase. 5. Description, measurements, dimension, usage, areas, scale and data of the property set forth herien or provided in other situations are for general guidance only, such information is not warranted or guaranteed to be complete or correct. Interested parties should seek independent legal and/or professional advice regarding the information provided by our company (includes but not limited to the floor area, usage), client's intended use, the legality of cockloft or me



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