

灣仔摩理臣山道9號

No. 9 Morrison Hill Road, Wan Chai

Morrison Plaza

天樂廣場

1樓及2樓商舖 連大廈外牆位I、II及III

Shops on 1/F & 2/F, and external wall areas I, II & III (reserved area)

1樓及2樓
1/F & 2/F

每層建築面積
GFA for each floor

約**5,165**平方呎
sq ft approx.

總建築面積
Total GFA

約**10,330**平方呎
sq ft approx.



外牆位III
Wall Area III

外牆位II
Wall Area II

- ◆ 物業連獨立出入口
The property with independent entrance
- ◆ 步行約3分鐘達時代廣場
Approx. 3 mins walk to Time Square



外牆位I
Wall Area I

所示物業之樓面面積均未經核實。 The floor area information of the properties has not been verified.

以上圖片只供參考 The above photos are for reference only



中原(工商舖)
CENTALINE COMMERCIAL

operated by CENTALINE PROPERTY AGENCY LIMITED
中原地產代理有限公司 牌照號碼 Licence no. C-000227

黃小姐 Ms. Pinky Wong
(E-137792)

9436 5016

馮小姐 Ms. Ann Fung
(E-034350)

9186 6674

寫字樓部 • Office Department

全權獨家代理 Sole Agent

2721 8068

物業 The Property

天樂廣場1樓及2樓商舖連大廈外牆位I, II 及 III
Shops on 1/F & 2/F, and external wall areas I, II & III (reserved area),
Morrison Plaza

物業地址 Address

香港灣仔摩理臣山道9號
No. 9 Morrison Hill Road, Wan Chai, Hong Kong

地段編號 Lot No.

內地段第1339號餘段、B段及內地段第3988號
Inland Lot No. 1339 R.P., s.B & Inland Lot No. 3988

批約年期 Lease Term

內地段第1339號 - 由1893年11月13日起計999年
內地段第3988號 - 由1893年12月18日起計999年
I.L. 1339 - 999 years commencing from 13 November 1893
I.L. 3988 - 999 years commencing from 18 December 1893

城市規劃 Town Planning

按灣仔分區計劃大綱圖編號S/H5/27, 該地段被劃分為“其他指定用途
(混合用途)”用途。

As shown on Wan Chai OZP No. S/H5/27, the Property lies within an area
zoned as “Other Specified Uses (Mixed Use)” uses.

落成年份 Completion

1996年
1996

建築面積 Gross Area

1樓 - 約5,165平方呎
2樓 - 約5,165平方呎
合共 - 約10,330平方呎
1/F - approx. 5,165 sq ft
2/F - approx. 5,165 sq ft
Total - approx. 10,330 sq ft

樓底高度 Ceiling Height

1樓 - 約3.7米
2樓 - 約3.375米
1/F - approx. 3.7M
2/F - approx. 3.375M

樓面負重 Floor Loading

商舖 - 5kPa
Shop - 5kPa

交易情況 Possession

本物業將以“現狀”、部份交吉及部份連現有租約形式出售。

The Property is to be sold on an “as-is” basis with the benefit of vacant
possession for the vacant portion(s) and subject to existing tenancies for
the leased portion(s).

投標手續 Tender Procedures

投標者須於2017年12月6日(星期三)中午十二時正或之前, 將物業投標
表格及出售條款一式兩份(即整份招標文件)連同物業訂金本票(抬頭:
楊振文律師行 另註明只付收款人)密封於無標記之信封內, 封面請註明
「投標灣仔天樂廣場1樓、2樓商舖連大廈外牆位I, II 及 III」, 並送交業
主委託之獨家代理-中原(工商舖)其位於九龍尖沙咀麼地街66號尖沙咀
中心東翼7樓708-711及714B室之寫字樓投標箱。

Tender must be submitted on the appropriate “Tender Form” with
Conditions of Sale (in the entirety) in duplicate along with Cashier
Order (payable to Rowdget W. Young & Co. “Account Payee Only”) as
initial deposit in a sealed plain envelope clearly marked “Tender for
Shops on 1/F & 2/F, and External Wall areas I, II & III (reserved area),
Morrison Plaza, Wan Chai” in the tender box at the reception desk of
Vendor’s sole agent, Centaline Commercial, Rooms 708-711 & 714B,
7/F, East Wing, Tsim Sha Tsui Centre, No. 66 Mody Road,
Tsimshatsui, Kowloon at or before 12:00 noon on 6th December 2017
(Wednesday).

查詢業權文件及勘察物業手續

Property and Documents Inspection

有興趣人士如欲勘察物業、垂詢及索取有關出售條款細則及投標之表
格, 請與業主獨家代理中原(工商舖)安排有關事宜, 查詢有關業權文
件, 請與業主委託之楊振文律師行安排有關事宜。

Any Person desiring to tender may inspect the property by prior
appointment through Centaline Commercial, the Vendor’s sole sales
agent. Conditions of Sale together with Tender Form can be obtained
through Centaline Commercial. Inspection of the documents relating to
the property is by appointment only which shall be arranged through
the Vendor’s Solicitor, Rowdget W. Young & Co..

業主獨家代理 Vendor’s Sole Agent

中原(工商舖) Centaline Commercial
寫字樓部 Office Department
九龍尖沙咀加連威老道98號東海商業中心3樓302室
Unit No. 302, 3/F, East Ocean Centre, No. 98 Granville Road,
Tsimshatsui, Kowloon

聯絡人 Contact Person:

黃玉玲小姐 Ms. Pinky Wong (E-137792) 9436 5016
馮俊英小姐 Ms. Ann Fung (E-034350) 9186 6674
電話 Tel: 2721 8068 傳真 Fax: 2723 3638

業主代表律師 Vendor’s Solicitor

楊振文律師行 Rowdget W. Young & Co.
香港中環皇后大道中110-116號永恆商業大廈3樓
3/F, Wings Building, No. 110-116 Queen’s Road Central, Central,
Hong Kong

聯絡人 Contact Person:

賴志標律師 Mr. Lawrence Lai
電話 Tel: 2524 9266 傳真 Fax: 2661 6391

所示物業之樓面面積均未經核實。The floor area information of the properties has not been verified.

重要事項: 1.有關物業放盤視乎供應而定及一切以最終合約為準。本公司在此或其他情況下提供的資料只供閣下參考, 本公司並無採取任何步驟核實有關資料是否合乎有關物業的實際情況。
有興趣者須依賴自己進行觀察、量度及查証以確定資料的準確性。本公司或業主不對資料的準確性作出任何明示或隱含的保證。2.市場上就非住宅物業的樓面面積的任何描述均沒有統一或普
遍採納的定義。3.如本公司提供在入伙紙內的許可用途, 該等資料只關乎於入伙紙發出之日的許可用途。如無入伙紙, 本公司無法核實用途。此外, 在政府批地書及/或公契可能載有有限制特定
用途的條文。4.如物業有關仔及閣樓但入伙紙沒有顯示, 則本公司無法核實其合法性。如物業內有違例建築工程, 所涉及風險包括但不限於: 政府行使收回土地權、安全有問題、物業遭封閉
及銀行拒絕融資。5.本公司在此或其他情況下提供的物業描述、尺寸、大小、用途、面積、比例及數據只供一般參考, 本公司並不擔保或保證它們完整或正確, 有興趣人士應就本公司提供的
資料(包括但不限於樓面面積、用途)、客戶擬作的特定用途、閣仔或閣樓或物業結構的合法性尋求獨立的法律及/或專業意見。

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 at the date 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 Grant 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 finance the purchase. 5.Description, measurements, dimension, usage, areas, scale and data of the property set forth herein or provided in other situations are for general guidance only, such informa-
tion 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 mezzanine floor or building structure.

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