



136 138
NEIL ROAD



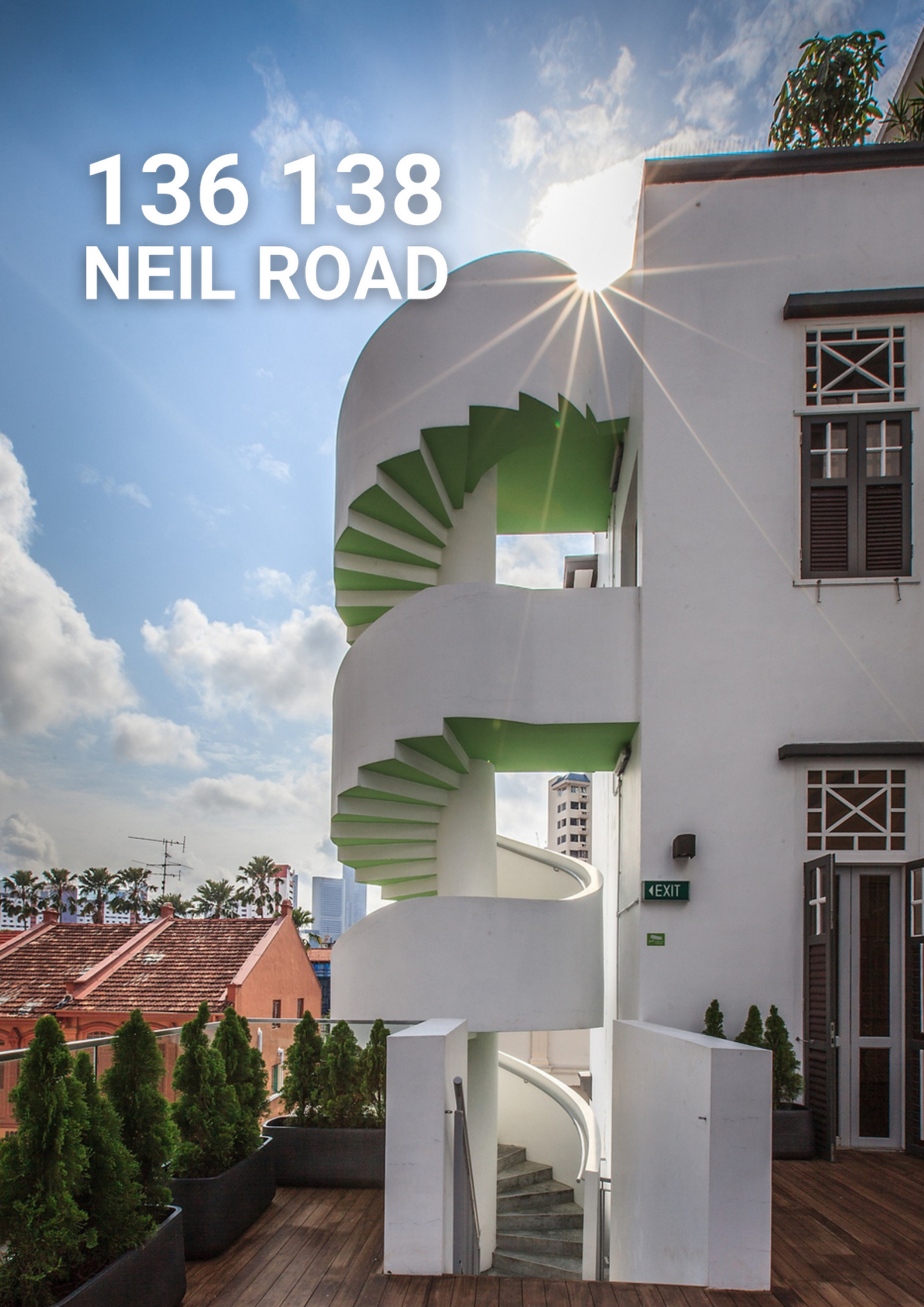
Simon MONTEIRO
WhatsApp business account



List

Sotheby's
INTERNATIONAL REALTY

136 138
NEIL ROAD



HISTORICAL PROVENANCE

Lasting design that perserveres through the centuries

Designed by Swan & Maclaren, the premier architectural practice of the early 20th Century, the building showcases the contemporary 'stripped Classical' style and comprises four storeys, with part of the upper floor being given over to a roof terrace. Completed in 1926, the Neil Road elevation boasts a unque striking feature now characteristic of Bukit Pasoh; cantilevered bay windows overlooking the street with reinforced concrete balconies. The parapet wall and balconies are further adorned with by precast concrete airbricks with a coping of traditional Chinese-style green-glaze roof tiles, giving a contemporary "Shanghai" feel.



KEY INVESTMENT HIGHLIGHTS

HERITAGE VALUE

Located in the Historic District, there are decades of history and culture that add to its intrinsic value. Furthermore, there is a limited supply of shophouses.

ONE-OF-A-KIND

Amongst shophouses, where redevelopment is restricted, 136 Neil Road offers a remarkable roof terrace and a distinctive basement.

WELL-DESIGNED

The award-winning restoration of the asset, done by seasoned designers, has uplifted the property, creating a space worthy of any high-end concept.

FOREIGN OWNERSHIP

Commercial land zoning allows foreign purchasers without the need for prior approval from authorities, nor Additional Buyer's Stamp Duty.

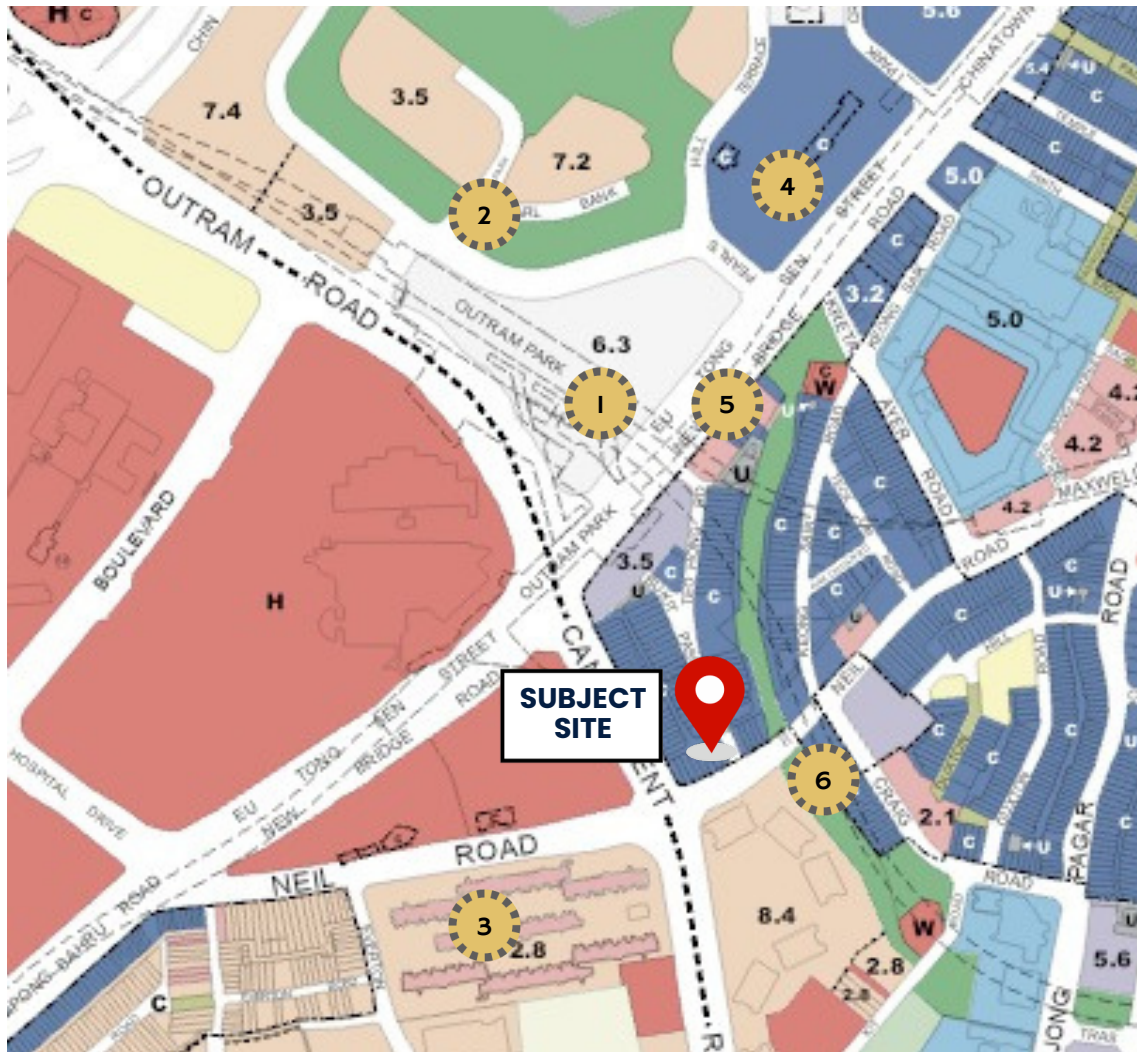
POSITIONING AND FLEXIBLE USE

The eclectic mix of uses around brings in high volume footfall and tourists. Located in the traditionally strong core area, this asset receives no lack of attention. The desirable 'Restaurant' usage allows a steady tenant pool.



This asset occupies a prime frontage along both Neil Road and Bukit Pasoh Road, tapping on nearby amenities such as **Outram Park Interchange, and Maxwell Station.**

MASTER PLAN ANALYSIS



URA Master Plan 2019

- | | |
|---|---|
| <p>1 White Site p.r 6.3
(Potential new mega-development similar to Canninghill Piers + The Central with p.r only 5.6)</p> <p>2 6,000 new BTO flats planned over next 10 years</p> <p>3 Potential HDB en-bloc</p> | <p>4 Pearl's Hill Barracks redevelopment for lifestyle (2025 onwards)</p> <p>5 Planned pedestrian mall connecting Outram Park Station to Chinatown</p> <p>6 Pinnacle@Duxton and Mondrian Hotel</p> |
|---|---|

Outram Park area is set to grow exponentially with **6,000 new BTO flats** planned over the next decade, and with the MRT zoned a **white site** with a **plot ratio higher than Clarke Quay Central (6.3 vs 5.6)**, it will be a major integrated development bringing footfall and lifestyle options, changing the face of Bukit Pasoh.

MASTER PLAN ANALYSIS



Pearl's Hill is set to get a new lease of life with new housing at its foothills and a mixed-use integrated development on top of Outram Park MRT station



The new neighbourhood offers a seamless walking experience towards surrounding urban precincts such as Robertson Quay and Chinatown, as well as a Hill-to-Hill connection to Fort Canning Park. A planned pedestrian mall at the future integrated mixed-use development will provide connectivity from Outram Park MRT station towards Eu Tong Sen Street and Chinatown.

<https://www.ura.gov.sg/Corporate/Planning/Master-Plan/Draft-Master-Plan-2025/My-City-My-Home-Exhibition>

OVERVIEW all area subject to final survey

Description	4-storey conservation shophouse with basement
Tenure	Freehold
Land Area	Approx. 3,627 sqft
Gross Floor Area	Approx 11,428 sqft
Total Built Area	Approx 13,800 sqft (incl. 3,300 sqft roof terrace & 5 foot way)
Zoning	Commercial
Current Use	Basement - Commercial School Level 1 - Restaurant Level 2 – Commercial School Level 3,4 – Office
Tenancy	Sale with Tenancy







LEGACY REAL ESTATE



Portfolio
Balancing



Property
Management



Asset
Enhancement

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EXECUTIVE SUMMARY

Designed by Swan & Maclaren, the premier architectural practice of the early 20th Century, the building showcases the contemporary 'stripped Classical' style with four storeys and a roof terrace. Completed in 1926, the Neil Road elevation features unique cantilevered bay windows overlooking the street with reinforced concrete balconies. The parapet wall and balconies are adorned with precast concrete airbricks and traditional Chinese-style green-glaze roof tiles, giving a contemporary "Shanghai" feel.

OVERVIEW

Description

4-storey conservation shophouse with basement

Tenure

Freehold

Land / Total Area

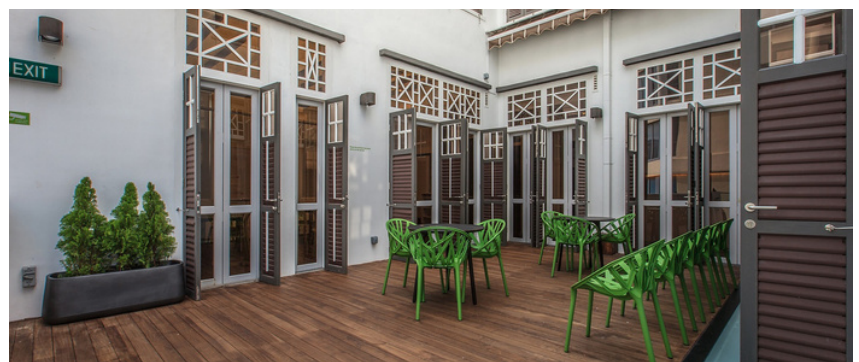
Approx. 3,627 / 13,800 sqft

Current Use

Basement - Commercial School
Level 1 - Restaurant
Level 2 - Commercial School
Level 3,4 - Office

Tenancy

Sale with Tenancy





28 & 29 MOHAMED SULTAN ROAD



For Sale

www.shophouse.club