

YATEEM CENTRE To Let

July 2015

Yateem Centre, Shop Premises To Let

The Centre

Situated in Manama city centre, the Yateem Centre was the first air-conditioned shopping centre to be developed in Bahrain and is among the best known. The Centre extends to some 130,000 square feet with 140 car-parking spaces. The development comprises shopping over 3 floors, with a six-storey office tower. Our shop tenants include a wide range of specialty shops and major traders such as Adidas, Al Mahmood Pearls, Faqihi Bros., Gajria Electronics and Al Adil supermarket, as well as Costa Coffee, Jasmi's and Al Osra Restaurant.

In the offices we have a mixture of international and Bahraini tenants including leading legal firms, professional offices, IT & trading companies. The Indian Embassy passport handling office is also in the Yateem Centre.

Availability

We currently have the following shop premises available: -

Phase I – Ground Floor

Shop	Location	Area (sq.m.)		Rent (BD pm)
12 & 13	Ground Floor, Phase I	~ 57+	Rare opportunity to acquire prominent shop on corner at busy entrance. Shop front must be replaced	BD 950
28	Ground Floor, Phase I	~ 27	Smaller unit situated at entrance door. Available July	BD 210
34	Ground Floor, Phase I	~ 72	Ground Floor shop with substantial mezzanine storage. Requires complete refurbishment	BD 520
35	Ground Floor, Phase I	~ 67	Good ground floor shop. Available September	BD 470
34 - 35	Ground Floor, Phase I	~ 139	Potential to combine 2 shops to form one larger unit	BD 990

Phase II – First Floor

Shop	Location	Area (sq.m.)		Rent (BD pm)
9	1 st Floor, Suq	~ 13	Corner unit	BD 160
17	1 st Floor	~ 45	Prominent corner shop beside up escalator, close to Food Court	BD 320

**YATEEM CENTRE MANAGEMENT OFFICE
(Cont.)**

Shops are available on the following terms:

Rent	Rent is payable quarterly in advance.
Service Charge	15% of rent. Within the service charge are included all electricity and water consumption charges. This does not include Municipality 'beladiya'.

Young Entrepreneurs!

The Yateem Centre offers a special incentive to help support young Bahraini entrepreneurs setting up a new business

<u>Criteria</u>	<u>Benefits</u>
<ul style="list-style-type: none">• Tenant should be a Bahraini national• Tenant should be under 35• The business should be the tenant's business i.e. not a sponsored business• The business should have some form of innovation or novelty	<ol style="list-style-type: none">1. 1st year's rent at 50% of full rent2. Standard 3 year lease3. Tenant to have option to terminate on 1 month's notice i.e. no commitment to pay rent for more than the time occupied

All proposals are subject to approval from the Yateem Centre

For any questions or to arrange an inspection of the premises of interest, please contact us on T 17215615, F 17212969 or e-mail yateem@batelco.com.bh

Yours sincerely

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Centre Manager
YATEEM CENTRE MANAGEMENT OFFICE