



OUTSTANDING CBD RETAIL INVESTMENT

Description

- LEASED TO ESTABLISHED TENANT
- PRIME CBD INVESTMENT
- 5+5 YEAR LEASE

* Prime city retail investment

* Leased to established tenant Coffee School since 2008

* 5 year lease + 5 year lease from the 1 September 2017

* Secure lease with significant upside

* Affordable investment opportunity

* Fixed 3.5% increases and market review at the exercise of further term

* Annual rental \$42,849* plus GST plus outgoings – as at 01/09/2019

* Unrivalled opportunity in one of Melbourne's most active and sought after locations near Victoria Market

Brilliantly positioned with long secure lease to a proven operator. The long lease provides security of income and makes this the ideal set and forget investment.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

*approx

Area m²: 60.00

Land Area m²:

Asking Price: Contact Agent

Parking: 2 secure car spaces

Sale Method: Auction
Friday, 14 June 2019
1:00 PM

Contact: **Michael Ryan**
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