



## THE GREVILLE STREET COLLECTION

### Description

- 5 PRIME TENANTED INVESTMENTS
- BLUE CHIP HIGH PERFORMING LOCATION
- SECURE LONG LEASES

Allard Shelton and Melbourne Acquisitions are delighted to offer The Greville Street Collection. A rare offering comprising 5 prime tenanted investments over 6 separate titles on the corner of Porter street in this boutique and cosmopolitan inner city location.

These properties are ideally situated on the ground floor of the former iconic 'Station Hotel' and are available to purchase individually or in one line. This is an outstanding opportunity for astute investors to capitalise on this tightly held, low vacancy, blue chip suburb that has undergone significant gentrification. The properties are exceptionally positioned opposite Prahran Station with close proximity to Chapel Street and the recently completed \$60M Prahran Square project.

### PROPERTY SUMMARY

Tenancy 1 & 6 - Next Practice Prahran

Lease Term: 5 years with 5+5 year options

Income: \$244,000\* per annum

Building area\*: 337.5 sqm\*

Carspaces: 1

Tenancy 2 - Pizza Hub

Lease Term: 5 year lease with 5+5 year options

Income: \$62,100\* per annum

Building area\*: 85 sqm\*

**Area m<sup>2</sup>:** 624.00

**Land Area m<sup>2</sup>:**

**Asking Price:** Contact Agent

**Parking:** On-site car spaces

**Sale Method:** For Sale

### Contact:

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## Tenancy 3 - 365 Plus

Lease Term: 7 year lease with a further 5+5+5 year options

Income: \$80,595.84\* per annum

Building Area: 95.7 sqm\*

Carspaces: 2

## Tenancy 4 - Urban Express Tobacconist

Lease Term: 5 year lease with a further 5 year option

Income: \$30,000\* per annum

Building area\*: 57.1 sqm\*

Carspaces: 1

## Tenancy 5 - Pisces Floral Studio

Lease Term: 3 Year lease with 3+3 year options

Income: \$26,000\* per annum

Building area\*: 48.9 sqm\*

TOTAL COMBINED ANNUAL INCOME \$442,769 per annum\*+ GST +  
Outgoings (if purchased in one line)

For further information contact the marketing agents

Michael Ryan 0433 180 199

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In conjunction with Melbourne Acquisitions

Dom Gibson 0409 366 941 or James Latos 0437 537 957

\*Approx