



Gross Waddell ICR

108 Lygon Street  
Carlton



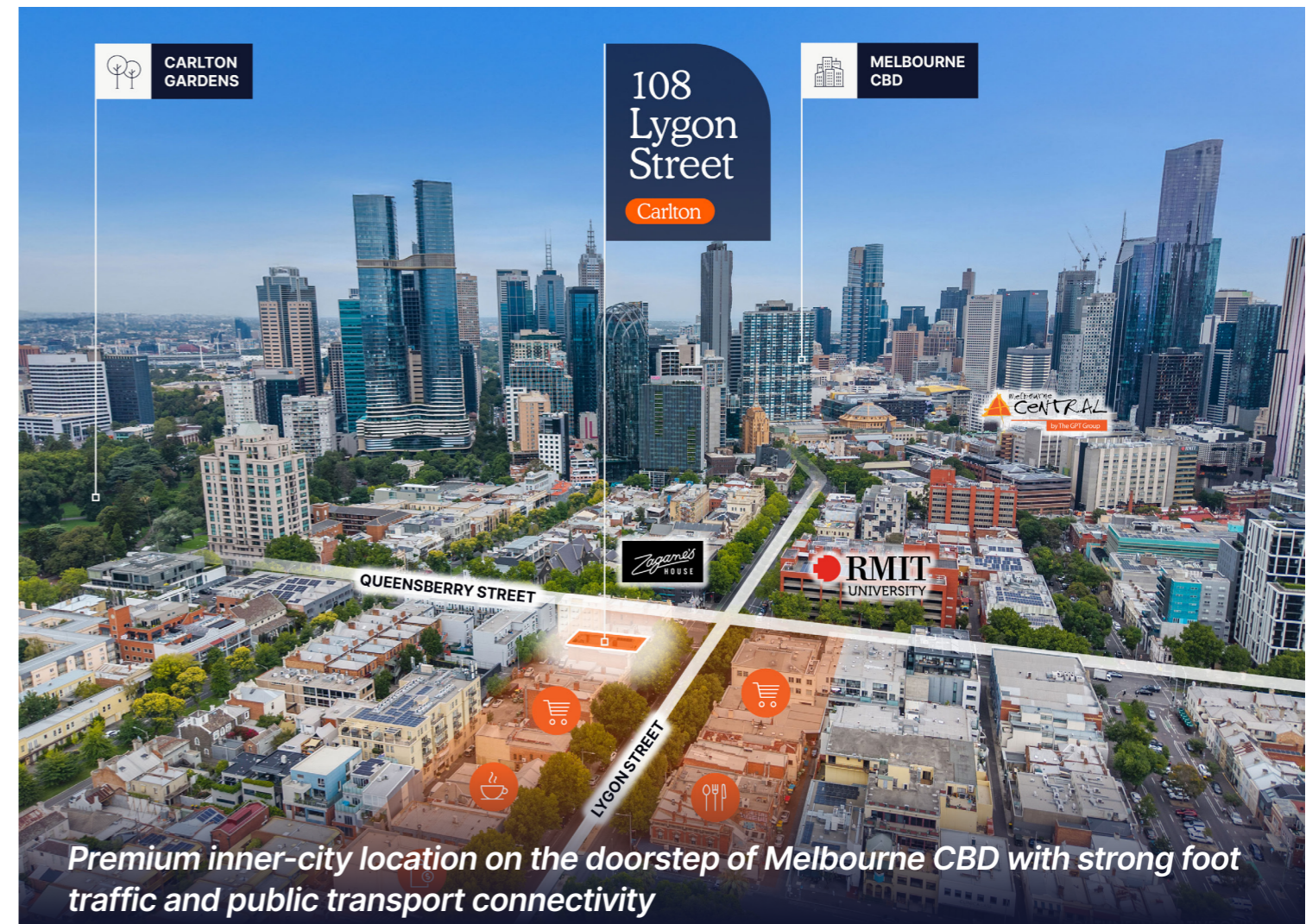
For Sale

Public Onsite Auction on  
Wednesday 29th April at 12pm

# City Fringe Investment within Hospitality Hot Spot

This outstanding retail investment is securely leased to popular Malaysian restaurant Warisan Secangkir, positioned within one of Melbourne's most tightly held hospitality precincts.

Benefitting from strong rental growth, excellent exposure and immediate proximity to the CBD, this is a high-quality opportunity suited to both private and institutional investors seeking a proven income stream in a blue-chip location.



## Key Highlights



Securely leased to well-established operator Warisan Secangkir (Malaysian restaurant)



Income of \$72,800\* per annum



Five (5) year lease plus further five (5) year option



Fixed annual rental increases of 4% providing strong income growth, market review at option



Includes onsite parking for 2 cars



Positioned within the heart of Lygon Street's renowned hospitality strip, surrounded by an abundance of established operators

\*Approximate

## Tenancy Schedule

Tenant	Building Area*	Rent p.a.*	Lease Term	Lease Comm.	Options	Reviews
Warisan Secangkir (Malaysian restaurant)	121sqm	\$72,800	5 years	15/03/2024	1 x 5 years	Annual 4%, market review at option



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Every angle covered.



## Method of Sale

For Sale via Public Onsite Auction on Wednesday 29th April at 12pm.

## Sale Terms

10% Deposit and 60/90 days settlement or by negotiation.

## EXCLUSIVE SELLING AGENTS



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