

# FOR SALE

## Churchill Knight

REAL ESTATE AGENTS



**64 King Street, Perth WA 6000**

**Fully Leased Inner City Freehold Asset GREEN TITLE**

**Offers invited above** \$2,200,000.00 + GST (*Sold as a going Concern*)



<b>Gross Income</b>	\$120,800.00 P.A + GST	<b>Area</b>	Basement	90m <sup>2</sup>
<b>Estimated Outgoings</b>	\$ 14,897.00 P.A + GST		Ground Floor	90m <sup>2</sup>
<b>Estimated Net Income</b>	\$105,813.00 P.A + GST		Level 1	90m <sup>2</sup>
			<b>Total</b>	<b>270m<sup>2</sup></b>

Positioned in the tightly held and prestigious King Street precinct, 64 King Street offers a rare chance to secure a fully leased freehold asset in the heart of Perth's CBD. The property blends architectural elegance with modern tenancy. Comprising 270m<sup>2</sup> across three levels, the asset is leased to established tenants and delivers consistent income with high exposure to foot traffic.

Zoned City Centre - Commercial, and located between Wellington Street and Murray Street with direct access to transport. This property represents an investment opportunity in one of Perth's most iconic city blocks.

### Features

- Excellent exposure
- Leased Investment
- One exclusive car bay

### Contact us today for a private inspection



Ivor Cohen

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### 64 King Street, Perth WA 6000

#### **Basement**

<b>Area</b>	90m <sup>2</sup>
<b>Lease Terms</b>	3 years +2 +2 option
	Gross Lease
<b>Rental Income</b>	\$20,800.00 P.A
<b>Start of Agreement</b>	6 May 2024
<b>Rent reviews</b>	4% P.A

#### **Ground Floor & First Floor (combined)**

<b>Area</b>	180m <sup>2</sup>
<b>Lease Terms</b>	7 years +7 option
	Gross Lease
<b>Rental Income</b>	\$100,000.00 P.A
<b>Start of Agreement</b>	21 November 2024
<b>Rent Reviews</b>	4% P.A - Market review at option

#### **Outgoings**

<b>Insurance</b>	\$3884.00
<b>Land Tax</b>	\$3806.00
<b>Council Levies</b>	\$5150.00
<b>Water Rates</b>	<u>\$2147.00</u>
<b>Total</b>	<b>\$14,987.00 P.A</b>

#### **Net Rent Total Income - Minus Outgoings**

\$ 120,800.00
<u>\$ 14,987.00</u>
<b>\$ 105,813.00 P.A</b>