

FOR SALE

BUNNINGS COLAC

130-138 BROMFIELD STREET, COLAC

THE VICTORIAN BUNNINGS INVESTMENT YOU HAVE BEEN WAITING FOR



MODERN BUILDING



ATTRACTIVE ANNUAL RENT GROWTH



BOOMING REGIONAL TOWN

A RARE OPPORTUNITY TO ACQUIRE A VICTORIAN BUNNINGS INVESTMENT FOR UNDER \$10 MILLION

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING THURSDAY 6TH JULY 2017 AT 4.00PM

CBRE VICTORIAN
RETAIL INVESTMENTS

10 YEAR NET LEASE TO BUNNINGS LTD



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THE BUNNINGS INVESTMENT YOU HAVE BEEN WAITING FOR...

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130-138 BROMFIELD STREET, COLAC



MODERN BUNNINGS INVESTMENT OF **3,912SQM*** GLA WITH **41*** AT GRADE **ON-SITE** CAR PARKS



10 YEAR NET LEASE TO BUNNINGS LTD, SUBSIDIARY OF WESFARMERS (ASX:WES) WITH **OPTIONS TO 2035**



6,823SQM* SITE IN THE **HEART** OF **COLAC**, ADJACENT THE FUTURE COLAC PLAZA SHOPPING CENTRE



ATTRACTIVE NET LEASE STRUCTURE WITH **2.75% ANNUAL RENTAL INCREASES**



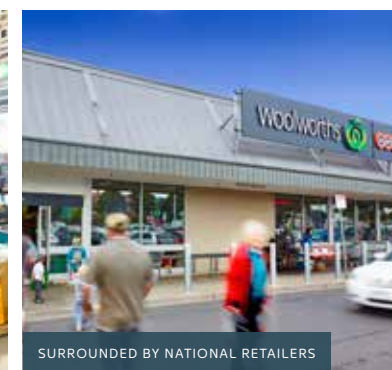
NET ANNUAL **INCOME** OF **\$475,090 PA*** (JULY 2017)



LOCATED AMONGST ICONIC BULLA ICE CREAM AND AUSTRALIAN LAMB CO



3,912.35SQM* BUNNINGS WAREHOUSE



SURROUNDED BY NATIONAL RETAILERS

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

JOSEPH DU RIEU
+61 408 892 976
joseph.durieu@cbre.com.au

JUSTIN DOWERS
+61 438 098 805
justin.dowers@cbre.com.au

KEVIN TONG
+61 422 848 818
kevin.tong@cbre.com.au

www.cbremelbourne.com.au



CBRE
1300 666 888

Level 34, 8 Exhibition Street, Melbourne

*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.

CBRE VICTORIAN RETAIL INVESTMENTS — VICTORIA'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES