

516

# LITTLE BOURKE STREET

EXCEPTIONAL RETAIL INVESTMENT WITH  
A NET INCOME OF \$67,808 P.A.\*



MODERN INTERNAL FITOUT



 **AUCTION** THURSDAY 28 APRIL 2016  
AT 12:30PM, ON-SITE

**CBRE CITY SALES**







MELBOURNE'S FINEST | 墨尔本首选

# PUBLIC ONSITE AUCTION THURSDAY 28 APRIL 2016 AT 12:30PM



1. KOHZAD BAR & RESTAURANT
2. LAURENT BOULANGERIE PATISSERIE
3. TADKA BOOM
4. ROLL'D
5. DEGANI
6. STATE RESTAURANT & BAR
7. BANAI
8. SMXL CAFE
9. SCUGNIZZO

## YOUR CHANCE TO OWN A CBD RETAIL PROPERTY

-  Substantial ground floor shop of 61.2sqm\* with large licensed outdoor area & liquor license
-  Net rental income of \$67,808\* per annum plus GST and outgoings
-  Seven (7) year lease with one seven year option and fixed annual rental increases of 4.0%
-  Leased to boutique café operator 'Mr Q' Café, located within 'The William' Residential Tower (531 apartments)
-  High exposure to commuter traffic daily, to and from Southern Cross Train Station
-  Quality Legal Precinct location surrounded by office buildings including 530 Collins Street, Rialto Tower, CBW & 567 Collins Street



LOCATED BELOW 'THE WILLIAM' RESIDENTIAL TOWER COMPRISING 531 APARTMENTS.



SECONDARY ACCESS AND LARGE LICENSED SEATING AREA.



LOCATED WITHIN THE MELBOURNE CBD'S LEGAL PRECINCT.

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

**TOM TUXWORTH**  
+61 410 988 960  
tom.tuxworth@cbre.com.au

**PAUL TZAMALIS**  
+61 433 880 110  
paul.tzamalidis@cbre.com.au

**LEWIS TONG**  
+61 422 848 838  
lewis.tong@cbre.com.au

[CBREMELBOURNE.COM.AU](http://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.