

FOR SALE

CAMMERAY PLACE RETAIL

CNR MILLER & PALMER STREET, CAMMERAY

TO BE SOLD
INDIVIDUALLY
OR TOGETHER

2
Inner-Sydney
Metropolitan
Retail
Investments



VINTAGE CELLARS
AUSTRALIA'S FINE WINE SPECIALIST

SHOP 2:



SHOP 1:



FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST
CLOSING 1ST DECEMBER AT 5.00PM (AEDT)

CBRE NEW SOUTH WALES
RETAIL INVESTMENTS



FOR SALE INDIVIDUALLY OR TOGETHER VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING 1ST DECEMBER AT 5.00PM (AEDT)

VINTAGE CELLARS
AUSTRALIA'S FINE WINE SPECIALIST

aboutlife
nature's providers

TOP TIER NATIONAL SECURE RETAIL COVENANTS



CAMMERAY PLACE RETAIL

CNR MILLER & PALMER STREET, CAMMERAY

- Recently constructed, 871sqm of prime retail in the heart of Cammeray's premier retail precinct, only 6km from the Sydney CBD
- Strategic corner position with huge frontage, convenient rear access, 6 car spaces + the advantage of on street parking
- Long term secure leases underpinned by blue-chip national retailers; Vintage Cellars (ASX:WES), Commonwealth Bank (ASX:CBA) and national top tier brand About Life Marketplace
- Growing income stream with fixed annual rent increases (between 3.5% to 4% annually), with substantial tax depreciation benefits available
- Rare flexible options to purchase each property either on an individual basis or together in one line;
- Shop 1**
About life Marketplace — \$368,882 per annum net
- Shop 2**
Vintage Cellars (ASX:WES) + Commonwealth bank (ASX:CBA) — \$174,550 per annum net
- Total income together in one line- \$543,432 per annum net

FOR FURTHER INFORMATION PLEASE CONTACT THE EXCLUSIVE SELLING AGENTS:

NICK WILLIS
+61 409 595 803
nick.willis@cbre.com.au

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

TOBY SILK
+61 422 143 813
toby.silk@cbre.com.au

CBRE
NEW SOUTH WALES
RETAIL INVESTMENTS

*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.