

AUCTION
NEXT WEEK

405 COLLINS STREET

BASEMENT AND GROUND FLOOR
MELBOURNE, AUSTRALIA



OUTLINE INDICATIVE ONLY

100%
LEASED

TO



AND



 **AUCTION** THURSDAY 1ST OF DECEMBER 2016
AT 12.30PM, ON-SITE

CBRE CITY SALES
MELBOURNE'S FINEST | 墨尔本首选

PUBLIC ON-SITE AUCTION THURSDAY 1ST DECEMBER 2016



405 COLLINS STREET

BASEMENT AND GROUND FLOOR
MELBOURNE, AUSTRALIA



Fully leased retail tenancy generating a combined rental income of \$185,000pa, from established operators trading under **Bluebag** and **First National Real Estate** brands.



A large building area of 730sqm* spread over two (2) levels and complimented by hard-to-find Collins Street retail frontage in Melbourne's mid-town precinct.



Very rare rear loading access, with on-site car park, plus a fully fitted commercial kitchen providing for versatile retail tenure in the future.



Existing outdoor seating permit, servicing the ground floor retail cafe.

TENANCY ONE



MODERN RETAIL TENANCY FRONTING COLLINS STREET



LUXURIOUS MEZZANINE SEATING AREA

TENANCY TWO



SPACIOUS OPEN-PLAN OFFICE AREA



NATURAL LIGHT VIA MAYORS LANE

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

PAUL TZAMALIS

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

TOM TUXWORTH

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

BENSON ZHOU

+61 401 873 499
benson.zhou@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.