

FOR SALE



# KFC TAMWORTH

413 NEW ENGLAND HIGHWAY, TAMWORTH

KEY BRAND NEW **13** YEAR LEASE



4,033 SQM

LARGE HIGHWAY SITE WITH UPSIDE

**FOR SALE** VIA PUBLIC EXPRESSIONS OF INTEREST  
TUESDAY 1ST DECEMBER AT 5.00PM

**CBRE** NEW SOUTH WALES  
RETAIL INVESTMENTS



TAMWORTH IS ONE OF NSW'S STRONGEST REGIONAL ECONOMIES WITH OVER 60,000 PEOPLE AND GROWING



# KFC TAMWORTH

413 NEW ENGLAND HIGHWAY, TAMWORTH

- ✓ Brand new secure 13 year lease to KFC With options until 2033
- ✓ KFC is Australia's 2nd largest fast food retailer
- ✓ Large 4,033sqm main highway site with multiple access points
- ✓ Tightly held location in one of New South Wales strongest growing regional cities (61,121 people)
- ✓ Bullet-proof investment with bonus development and leasing upside
- ✓ Ample convenient at grade parking for 48 vehicles with drive-thru
- ✓ Fully leased net income \$283,650p.a.\*



BUSY HIGHWAY LOCATION WITH DRIVE-THRU



SECURE LEASE BACKED BY AUSTRALIA'S SECOND LARGEST FAST-FOOD RETAILER



STRONG TRADING WITH GROWING SURROUNDING POPULATION

**FOR FURTHER INFORMATION PLEASE CONTACT THE EXCLUSIVE SELLING AGENTS:**

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**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.