

FOR SALE

2
**CLAREMONT
STREET**
South Yarra

RETAIL
CORNER
INVESTMENT
IN THE HEART
OF SOUTH
YARRA



BRAND NEW 10 YEAR
LEASE TO PROVEN
HOSPITALITY OPERATOR



NET ANNUAL INCOME OF
\$180,000* WITH 3% FIXED
ANNUAL INCREASES



SIGNIFICANT BUILDING AREA
OF 300SQM* WITH SEVEN (7)
BASEMENT CAR PARKS ON TITLE

Artist impression

AUCTION FORTHCOMING AUCTION:
DATE TO BE CONFIRMED

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

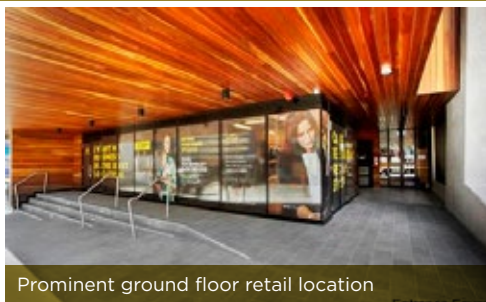


2
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FORTHCOMING AUCTION: DATE TO BE CONFIRMED



Metres from South Yarra Train Station



Prominent ground floor retail location



A short walk to Toorak Road's retail strip

2
CLAREMONT STREET
South Yarra



Highly prominent corner location in the heart of South Yarra, only metres from Toorak Road



Brand new 10 year lease to proven hospitality operator



Net annual income of \$180,000* with 3% fixed annual increases



Significant building area of 300sqm* with seven (7) basement car parks on title



Comprised over four (4) titles, providing future flexibility (STCA)



Surrounded by a number of residential developments, set to provide higher density, increased foot traffic and further demand for retailers

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

ROREY JAMES

+61 439 400 081

rorey.james@cbre.com.au

NIC HAGE

+61 448 782 594

nic.hage@cbre.com.au

LEWIS TONG

+61 421 870 833

lewis.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.