

**TWO (2) BUSTLING
MELBOURNE CBD SHOPS
OFFERED TOGETHER**

TAHINI

LEBANESE DINER

AND

BRUCE LEE

SUSHI & ROLL

528 LITTLE BOURKE STREET,
MELBOURNE CBD



**TEN (10) YEAR
LEASES**



**STRONG TRADING
TENANTS**



**230SQM* TOTAL
BUILDING AREA**



FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 18TH MAY AT 12.30PM

CBRE | A DECADE
CITY SALES | OF PARTNERSHIP



HIGHLY TRAFFICKED RETAIL ARCADE

THE LEGAL PRECINCT IS ONE OF THE MOST TIGHTLY HELD AND HIGHLY TRAFFICKED PRECINCTS IN THE MELBOURNE CBD, SERVICING A CATCHMENT AREA OF OVER 25,000 WORKERS AND RESIDENTS



LOCATED IN THE HEART OF MELBOURNE'S LEGAL PRECINCT



TAHINI OUTDOOR DINING AREA FOR UP TO 35+ PATRONS

TAHINI

LEBANESE DINER

AND

BRUCE LEE

SUSHI & ROLL



TWO (2) HIGHLY SECURE TEN (10) YEAR LEASES TO STRONG TRADING TENANTS – **TAHINI LEBANESE DINER AND BRUCE LEE SUSHI**

HIGHLY ATTRACTIVE
FIXED ANNUAL
RENTAL INCREASE OF

4%*

ENORMOUS COMBINED
BUILDING AREA OF
230SQM*



LOCATED IN THE MOST ACTIVE HOSPITALITY AREA IN THE LEGAL PRECINCT OF THE MELBOURNE'S CBD, SURROUNDED BY **GLOBAL CORPORATE HEADQUARTERS, HOTEL'S AND HIGH DENSITY RESIDENTIAL TOWERS**

POTENTIAL TO
SUB-DIVIDE INTO
THREE (3) SHOPS



TOTAL NET INCOME OF
\$126,537PA*



HIGHLY FLEXIBLE RESTAURANT SEATING UP TO **80 PATRONS WITH AN ADDITIONAL** OUTDOOR SEATING AREA HOSTING OVER 35+ PATRONS

*BRUCE LEE & SUSHI RENTAL INCREASE OF 3.5%

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

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* 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 selling you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied up 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.