

TAKE POLE POSITION IN THE MAIN STREET OF BATHURST

• BATHURST RETAIL PORTFOLIO •

76 GEORGE STREET, BATHURST



129 GEORGE STREET, BATHURST

\$1,000,000+ BUYERS



\$500,000+ BUYERS



**FOR SALE** BUY ONE OR BUY BOTH! PUBLIC EXPRESSIONS OF INTEREST  
CLOSING FRIDAY 15TH SEPTEMBER 2017 AT 12.00PM

**CBRE** NEW SOUTH WALES  
RETAIL INVESTMENTS

## TWO HIGH QUALITY RETAIL PROPERTIES IN BATHURST'S COMMERCIAL HEART



← **MOUNT PANORAMA**  
Attracting crowds of over 100,000 people\* each year

**BUNNINGS WAREHOUSE**

**coles**



**76 GEORGE STREET**

**129 GEORGE STREET**

**Transport Sydney Trains**  
**BATHURST TRAIN STATION**

**MACHATTIE PARK**

**GEORGE STREET RETAIL PRECINCT**

**280\* COUNCIL CAR PARKS**

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## • BATHURST PORTFOLIO •



Two iconic freestanding buildings in the Retail Core of Bathurst



Diverse tenant mix providing flexibility and income security



High quality renovation recently undertaken across both properties providing stress free investments



Total combined income of \$110,532\* per annum  
- 76 George Street Income \$74,651\*  
- 129 George Street Income \$35,881\*



Strong lease terms underwriting the security of the investments with established tenants, who are all local to Bathurst



Combined land area of 984sqm\* (129 George Street 392sqm\* / 76 George Street 592sqm\*) across the two lots



Situated amongst a regional and national sporting and tourism icon 'Mt Panorama' the home of the Bathurst 1000



**DON'T LET THIS RACE BY!**



SERVICING THE THRIVING REGIONAL COMMUNITY



LOCATED IN THE HOME CITY OF THE BATHURST 1000



STRATEGICALLY POSITIONED IN THE HEART OF BATHURST



LOCATED AMONGST A HUB OF NATIONAL RETAILERS

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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 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.

**CBRE NSW RETAIL INVESTMENTS — NSW'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES**