



CBRE
PREMIUM PROPERTY
PORTFOLIO AUCTIONS



Woolworths

**Woolworths
Supermarket,
Port Lincoln**

25-35 LIVERPOOL STREET
(CNR BLYTH STREET)
PORT LINCOLN, SA

TO BE SOLD BY AUCTION ON
WEDNESDAY 6TH DECEMBER
FROM 11AM AT THE **CBRE**
MELBOURNE OFFICE
LEVEL 34, 8 EXHIBITION STREET,
MELBOURNE



CBRE



Held in same ownership for past 32 years



Absolute prime town centre location



Convenient at-grade car parking for 180 cars*

“Dominant freestanding Woolworths Supermarket with a 20 year lease expiring September 2033 to ASX Top 20 Woolworths Limited”



High performing full-line supermarket of 3,676sqm*



Twenty (20) year lease to Woolworths Limited expiring September 2033, plus 6 options of 5 years each



Commanding landholding of 9,312sqm* with 3 prominent street frontages



Major store refurbishment in 2005/2006 providing potential tax depreciation benefits



Significant stamp duty savings apply in South Australia



Outstanding investment opportunity with ease of management



Net income of \$910,000 per annum*

For further information contact the exclusive selling 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 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.