



Spirit of Thai - highly rated bayside restaurant

# PORT MELBOURNE RETAIL INVESTMENT



154  
ROUSE STREET



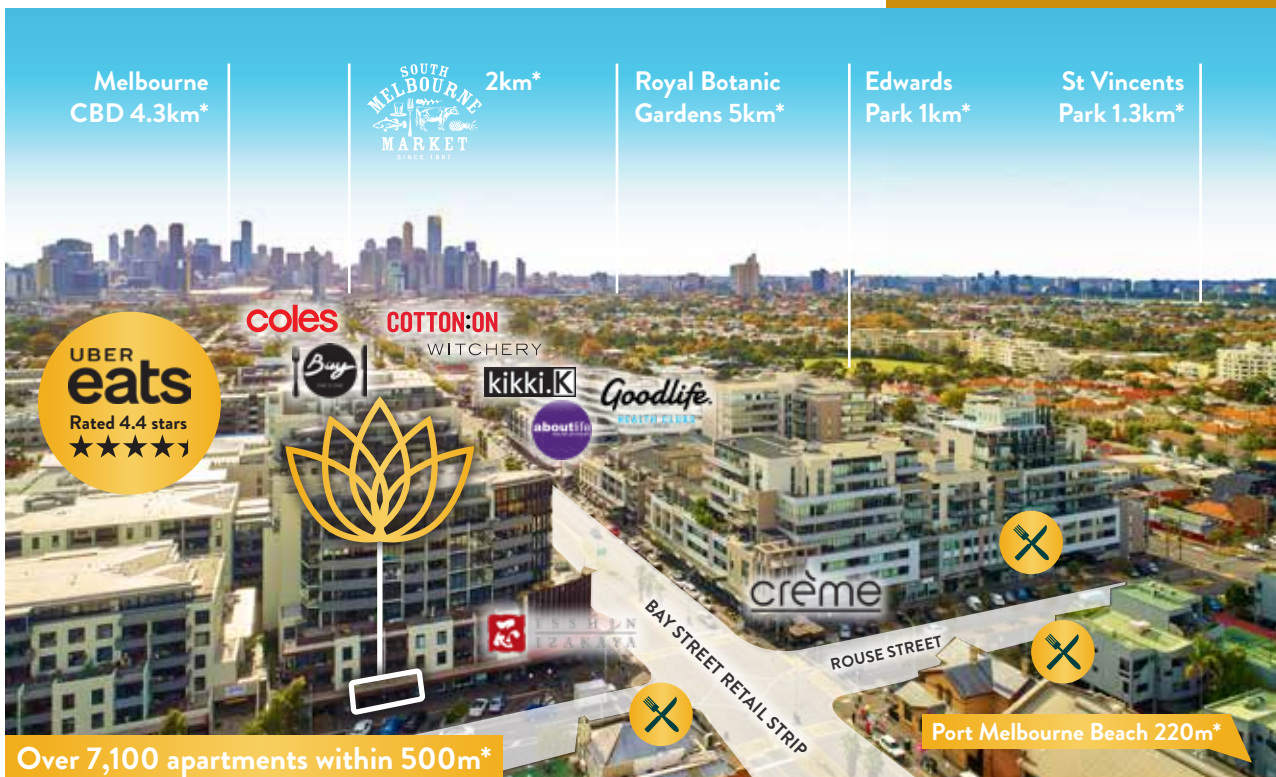
\$52,662\* + GST + OUTGOINGS P.A.



FIXED 4% ANNUAL RENTAL INCREASES



5 YEAR NET LEASE



Prime Port Melbourne retail investment leased to highly rated restaurant Spirit of Thai on new 5-year net lease



Providing an annual income of \$52,662\* + GST + Outings with favourable fixed 4% rental increases



Located in one of Melbourne's best lifestyle precincts only a stone's throw from the eclectic Bay Street retail strip & Port Melbourne Beach



Booming local trade supported by an affluent demographic residing in a number of surrounding high density, luxury residential developments



One of Melbourne's best lifestyle precincts



5 Year Net Lease to popular Thai Restaurant (photo taken outside of business hours)



Surrounded by high density developments



Eclectic Bay Street retail precinct



Port Melbourne Beach 220m\*



Nestled amongst national retailers

**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 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.

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