



Super-exposed Essendon Retail Corner Anchored by 10 Year Net Lease

Sold

Contact Agent

Sold: Wed 01-Dec-21

Retail • Offices • Other

1, 3 & 5 Rose Street, Essendon, Vic 3040

Floor Area:

469 m²

Land Area:

405.00 m² (approx)



Property Description

- **10-Year Net Lease**
- **Fixed Annual Increases**
- **39 m* Corner Frontage**

Stonebridge Property Group is pleased to present for sale 1, 3 & 5 Rose Street, Essendon.

- Super-exposed Essendon retail corner anchored by a Melbourne commercial florist institution on a vendor favoured 10-Year net lease
- Amazing Graze Flowers occupy the entirety of the ground floor whilst level one is tenanted by Splash Paediatric Therapy
- The combined building comprises 469 sqm* of lettable area across 4 titles, a strategic benefit that allows the property to be sold separately if required
- Amazing Graze Flowers is a hugely successful and highly rated commercial florist offering instore, online, same day delivery and customised flower arrangement services – currently boasting a strong 4.7/5-star rating from 906 Google customer reviews
- The Amazing Graze offering is further bolstered by a brand new 'café/tearoom' which occupies the prime corner shop
- The property benefits from 405 sqm* of underlying land and 39 m* of valuable exposure to Rose Street's ultra-wide footpaths, which are strategically utilised by Amazing Graze for outdoor seating
- The Rose Street Essendon retail village is located on the doorstep of Essendon Train Station – The major station saw 1,480,000* patrons in the 2018-19 financial year and is a strategic benefit for local Rose Street businesses given the amount of foot traffic it attracts.
- There are currently no retail shops available for lease along the Rose ...

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

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