



# 15 Year Lease to Viva (Shell) - Rent Paid Annually In Advance,

For Sale  
Contact Agent  
For Sale

Retail

7 Jones Road, Bellbird Park, Qld 4300

**Floor Area:**

1 m<sup>2</sup>

**Land Area:**

3888.00 m<sup>2</sup> (approx)



## Property Description

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- **National Fuel & Fast Food Investment**
- **Built new in 2015 to high standards**
- **Excellent depreciation benefits**

15 year lease to Viva (Shell) to 2030 plus options to 2040  
7 year lease to Pattysmiths National fast food chain to 2028 plus option to 2033  
Massive 3,888sqm site including land of 1,146sqm for future development (STCA)  
Ideal essential services tenancy mix - National fuel & convenience retail plus fast food  
Viva Energy Australia, known worldwide with 1,300 sites across Australia in all states and territories  
Pattysmiths, established hamburger restaurant with stores in QLD, ACT, VIC, SA & WA  
High profile corner, close to Town Square Redbank Plains Shopping Centre, Woolworths, ALDI + Coles  
Income: \$426,230 pa (Feb 2022)

## Additional Details

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**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

7 Jones Road, Bellbird Park, Qld 4300



**Darren Beehag**  
0411 226 223

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**Burgess Rawson - Sydney**  
Level 18, 15 Castlereagh Street,  
Sydney NSW 2000



**Andrew Havig**  
0478 010 990

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**Burgess Rawson - Brisbane**  
Level 12, 127 Creek Street, Brisbane City Qld 4000

**Campbell Bowers**  
0405 127 588