



Long 10 Year Lease to 2029 - Cellarbrations Liquor Investment

Sold

Contact Agent

Sold: Wed 23-Sep-20

Retail • Showrooms/Bulky Goods • Other

Cellarbrations, 51A Main Road, Monbulk, Vic 3793

Floor Area:

248 m²

Land Area:

384.00 m² (approx)



Property Description

- **10 Yr Lease to 2029 + Options to 2039**
- **Cellarbrations: 500+ Stores in AUS**
- **Fixed 3% Annual Rent Increases**

+ Long 10 Year Lease to May 2029 plus options to May 2039
+ Fixed 3% annual rent increases assuring rental growth
+ Cellarbrations: Hugely successful independent liquor chain with 500+ stores Australia wide
+ Highly sought after 'essential service' liquor investment
+ Landlord preferred net lease with tenant paying all usual outgoings as per Lease
+ Modern 248sqm premises constructed in 2017 with important rear loading
+ Excellent tax saving depreciation benefits
+ Recent \$250,000 tenant fit out to Cellarbrations latest corporate standard
+ Large 384sqm landholding with premium Commercial 1 Zoning (C1Z) – 4 Carparks on title
+ Strategic position amongst Woolworths, ALDI, NAB, Commonwealth Bank, Bendigo Bank, Australia Post and Mitre 10
+ Yarra/Dandenong Ranges: 6.6 million overnight/day trip visitors in FY18/19 who spent an estimated \$871 million
+ Net rent: \$51,215 pa +GST

For Sale by Investment Portfolio Auction
11:00am (AEST) Wednesday 23 September

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Cellarbrations, 51A Main Road, Monbulk, Vic 3793



Dean Alexander
0409877787

Gorman Commercial - Hawthorn East
415 Riversdale Road, Hawthorn
East Vic 3123



Beau Coulter
0413 839 898

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street, Melbourne Vic 3000

Shaun Venables
0411 860 865