



## Brand New Tyre Power Store

Showrooms/Bulky Goods • Retail • Industrial/Warehouse

4 Winki Way, Torquay, Vic 3228

**Floor Area:** 815 m<sup>2</sup>

**Land Area:** 1111.00 m<sup>2</sup> (approx)

**Sold**

Contact Agent

Sold: Wed 09-Dec-15

### Property Description

- **New Secure 5 Year Lease**
- **Leading franchise with 5 stores**
- **Opposite Bunnings**

5 year lease plus options through to 2029.

Fixed annual 3% increases.

Lessee pays all usual outgoings as per the lease.

1,111 sqm site with frontage of 25 metres plus visual exposure to Surf Coast Highway.

Brand new purpose built 815 sqm facility.

Leading franchisee with other stores in Geelong, North Geelong, Belmont and Drysdale.

Position perfect beside Reece and opposite new Bunnings within emerging West Coast Business Park and close to recently constructed 'Surf Coast' Council Offices.

Torquay: start of the Great Ocean Road (7 + million visitors annually), trade catchment

14,500 plus huge holiday influx circa 80,000 (Surf Coast Council).

Rent: \$111,240 pa.

Interstate and local bidding by prior arrangement.

Auction 11am AEDT Wednesday 9 December

River Room, Crown Casino Melbourne.

### Additional Details

#### Tenure Type

Tenanted

Investment



**Raoul Holderhead**

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**Nick Breheny**

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**Burgess Rawson - Melbourne**

Level 7, 140 Bourke Street, Melbourne Vic 3000