



## As New Coles Express Investment

Retail • Showrooms/Bulky Goods • Other

Coles Express, 73 Blackstone Road, Ipswich, Qld 4305

**Floor Area:**

187 m<sup>2</sup>

**Land Area:**

1487.00 m<sup>2</sup> (approx)

**Sold**

Contact Agent

Sold: Wed 26-Jun-19



## Property Description

- **New 10 Year Lease To Coles + Options**
- **Prime Corner Site In Booming Ipswich**
- **Fixed Annual 3% Rent Increases**

Brand new 10 year lease direct to Coles Group to June 2029 plus options to 2049  
Fixed annual 3% rent increases – including at exercise of option  
Tenant pays usual outgoings as per the lease  
Coles Express: 685+ outlets across the country & subsidiary of ASX Top 20 company Coles Group – Market cap \$17B  
Blue chip PAD site within Silkstone Village Shopping Centre, anchored by high volume Coles plus 9 complimentary retailers including Liquorland and 275 car parking spaces  
As new improvements constructed 2017 including double skin fibreglass tanks  
Significant tax depreciation benefits  
City of Ipswich: population to increase 143% to 520,000 by 2041. 95% of households owning at least one car^  
Net Rent: \$200,873 pa

^(Source: City of Ipswich)

Auction 11am AEST Wednesday 26 June 2019  
River Room, Crown Casino, Melbourne

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

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