



## Trophy Retail Investment

Retail • Showrooms/Bulky Goods

Cotton On, 42-44 Firebrace Street, Horsham, Vic 3400

**Floor Area:** 582 m<sup>2</sup>

### Property Description

- 10 Year Lease to Major Global Giant
- Fixed 4% annual rent increases
- As new capital intensive refurbishment

Secure 10 year lease to 2026.

Cotton On: a growing international retailer with 1,500 plus stores across 7 brands in 19 countries – 2017 revenue circa \$1.9B.

Guaranteed rental growth - Fixed 4% annual increases.

Large CBD site with important 12.5 metre retail frontage and rear access.

Absolutely prime retail location, amongst complementary retailers including: NAB, CBA, Telstra, Bendigo Bank, ANZ, Australia Post plus pedestrian lane access to Coles Supermarket and associated car parking.

Well maintained 2 level building – 512 sqm ground floor with as new capital intensive retail fit-out to latest Cotton On Megastore layout and design plus side loading dock and additional 70 sqm first floor amenities/storage.

Horsham: Wimmera's commercial/retail centre with a trade catchment circa 55,000. The region is one of the world's largest grain, pulse and oilseed growing regions.

Net Rent: \$104,500 pa.

Auction 11am AEST Wednesday 9 May 2018

River Room, Crown Casino, Melbourne

**Sold**

Contact Agent

Sold: Wed 09-May-18

### Additional Details

#### Building

Whole

#### Tenure Type

Tenanted  
Investment



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