



Trophy Ferguson Plarre Bakehouse in Thriving Growth Corridor

Sold

Contact Agent

Sold: Thu 23-Jun-22

Retail • Offices • Medical/Consulting

Ferguson's Plarre Bakery , 8/335 Harvest Home Road, Epping, Vic
3076

Floor Area:

100 m²



Property Description

- **Brand New 7 Year Lease to 2029**
- **Fixed 3% annual rent increases**
- **Tenant pays all usual outgoings**

+New 7 year lease to 2029 plus options to 2039.
+Ferguson Plarre: a family owned and operated bakehouse for over 120 years with over 85 locations across Victoria.
+Fixed 3% annual rent increases ensuring income growth.
+Tenant pays all usual outgoings excluding land tax.
+Immaculate 100sqm shop with the latest design corporate tenant fit-out.
+Strategically positioned opposite Aurora Village Shopping Centre anchored by Coles and Aldi.
+100m from Epping North proposed train station and future Epping North Town Centre.
+Brand new build provides significant tax saving depreciation benefits.
+Epping: Booming Melbourne growth suburb, 60% forecast population growth by 2041*.
+Net income: \$54,000 pa + GST.

For Sale by Investment Portfolio Auction
10:30am (AEDT) Wednesday 22 June 2022
Crown Casino - River Room

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Ferguson's Plarre Bakery , 8/335 Harvest Home Road, Epping, Vic 3076



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