



## Entry Level Freehold Office Building - ASX Listed Financial ...

Sold

Contact Agent

Sold: Wed 15-May-19

Retail • Offices • Medical/Consulting

Fiducian Financial Services, 56 Hesse Street, Colac, Vic 3250

**Floor Area:**

1 m<sup>2</sup>

**Land Area:**

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



## Property Description

- **Leased To July 2021 Plus Option**
- **Fixed Annual 4% Rent Increases**
- **Immaculate Two Level Office Building**

5 year lease to July 2021 plus option to 2026  
Fixed annual 4% rent increases

Well presented office building over two levels

Fiducian Financial: ASX Listed specialist financial services organisation – acquired and re-branded longstanding local business March 2019

Inner CBD, Commercial 1 corner landholding of 105 sqm with 13 metres frontage to Hesse Street

Tenant pays all usual outgoings as per the lease

Single tenant minimum management investment

Colac: Strong Commercial centre midway between Geelong and Warrnambool servicing trade catchment in excess of 32,000 people

Rent: \$34,214 pa (July 2019)

Auction 11am AEST Wednesday 15 May 2019

River Room, Crown Casino, Melbourne

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

Fiducian Financial Services, 56 Hesse Street, Colac, Vic 3250



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