



Outline/Boundaries Indicative Only

# Rare Entry Level Investment - Prime Geelong Waterfront

**Sold**  
 Contact Agent  
 Sold: Tue 28-Sep-21

Retail • Other • Hotel/Leisure

La Cchette, 10/6-8 Eastern Beach Road, Geelong, Vic 3220

**Floor Area:**

78 m<sup>2</sup>

**Land Area:**

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



## Property Description

- **Tenant pays all outgoings inc Land Tax**
- **3% fixed annual rent increases**
- **Secure lease to leading restaurant**

+ Secure two (2) year lease plus options through to 2029  
+ Tenant: La Cchette (translating to 'hideaway in French), is Geelong's newest fine-dining destination and an intimate 25 seat bistro tucked away on the lush Geelong Waterfront.  
+ Rare landlord favorable net lease with the tenant responsible for all usual outgoings excluding land tax.  
+ Guaranteed rental growth with annual fixed 3% rent increases.  
+ Perfectly positioned within the prime Geelong Waterfront Novotel Precinct.  
+ Strategically positioned in the Novotel Precinct and walking distance to Westfield Shopping Centre and the Geelong train station. Within 3km of the Pakington Strand, home to Woolworths and 14 shops, Coles Belmont, Woolworths Newtown, St John of God Hospital and the famous Simmonds Stadium home to the Geelong Cats.  
+ Surrounded by important social infrastructure including Deakin University (Geelong Campus) as well as 20 primary and secondary schools within a 3km radius servicing over 8,285 full time-students  
+ City of Greater Geelong: A population of 268,984 and forecasted to grow to 393,216 by 2041 (68.4% forecasted growth). The City of Greater Geelong is largest city in Victoria after Melbourne and located approximately 75km from the Melbourne CBD.  
+ Net Rent: \$29,990 pa + GST

For Sale by Investment Portfolio Auction  
11:00am (AEST), Tuesday 28 September 2021

\*\*Gap Maps  
\*\*\*City of Greater Geelong  
\*\* La Cchette.com.au  
\*Forecast.id  
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## Additional Details

Building	Tenure Type
Partial	Tenanted Investment

La Cchette, 10/6-8 Eastern Beach Road, Geelong, Vic 3220



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