



# High Yielding Automotive Investment - Australian Car Sales up 13% YTD

**Sold**  
 Contact Agent  
 Sold: Fri 07-May-21

Retail • Showrooms/Bulky Goods • Industrial/Warehouse

Mazda, 168 Raglan Parade, Warrnambool, Vic 3280

**Floor Area:**

1,450 m<sup>2</sup>

**Land Area:**

3870.00 m<sup>2</sup> (approx)



## Property Description

- **High Yielding Investment**
- **Secure 10 Year Lease to 2025**
- **Fixed 2.5% annual rent increases**

\*\*\*\*50% Stamp Duty Saving\*\*\*\*

- + Secure Ten (10) year lease to September 2025 plus options to 2035.
- + Annual, fixed, compounding 2.5% rent increases allowing for growth.
- + Tenant pays all usual outgoings except land tax.
- + Warrnambool Automotive Group – The largest Warrnambool based automotive group with 3 locations.

Mazda Australia a subsidiary of the Japan-based Mazda Motor Corporation operating across 18 countries - Mazda is the 2nd best selling car brand in Australia up 33% YTD. \*

- + High profile 3,870sqm Commercial Zone 2 corner site with 40m frontage to the Princes Highway. Accompanied by an additional 3,687sqm landholding, located off Wanstead Street with multiple uses STCA. Total combined site area 7,557sqm.
- + Impressive 1,450sqm building including large showroom, mezzanine level including offices and boardroom plus servicing/workshop area and spare parts.
- + Important Princes Highway frontage with exposure to over 27,000 vehicles passing daily.
- + Strategic location next to Woolworths anchored East Warrnambool Shopping Centre and the well-known Gateway Shopping Centre that includes various high profile tenants including Kmart, Coles, ALDI, Dan Murphy's and Hungry Jack's.
- + Warrnambool's large format retail hub is located within 1.3km including Bunnings Warehouse, Harvey Norman Centre, Super Cheap Auto, Rebel Sport, Beacon Lighting, Snooze and more.
- + Warrnambool: Victoria's largest coastal city (outside Port Phillip Bay) with a growing trade catchment circa 100,000 approx.
- + Estimated net rent: \$430,197 pa + GST

For Sale for Investment Portfolio Auction  
10:30am (AEST) Wednesday 12 May 2021  
Crown Casino, Melbourne...

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

Mazda, 168 Raglan Parade, Warrnambool, Vic 3280



**Jamie Perlinger**  
0413860315

**Beau Coulter**  
0413839898



**Mark Dwyer**  
0408 529 038

**Burgess Rawson - Melbourne**  
Level 7, 140 Bourke Street, Melbourne Vic 3000

**Ludeman Real Estate Pty Ltd -  
WARRNAMBOOL**  
122 Liebig Street, Warrnambool Vic  
3280