



## Renewed Lease to ASX Listed Tenant - Brilliant Position Amongst

**Sold**

Contact Agent

Sold: Tue 10-Aug-21

...

Retail • Showrooms/Bulky Goods • Other

Rivers, 3/118-128 Bromfield Street, Colac, Vic 3250

**Floor Area:**

489 m<sup>2</sup>

**Land Area:**

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



## Property Description

- **Rivers: Wholly owned by Noni B Ltd**
- **Renewed 5 year Lease + option**
- **Bunnings & Aldi bookends**

Renewed 5 year lease to July 2023 plus option

Rivers: Wholly owned by ASX listed Mosaic Brands Limited with 1,350 stores nationally

Fixed 4% annual rent increases ensuring rental growth

Modern 489sqm retail premises with rear loading and direct access to 195 car parks

Irreplaceable position immediately surrounded by Bunnings, ALDI supermarket, Best & Less and BWS liquor

Colac: Important regional city mid way between Geelong and Warrnambool servicing

30,000+ trade catchment extending to the Great Ocean Road

Net Income: \$84,498 pa + GST (August 2021)

To be sold by Burgess Rawson Investment Portfolio Auction

Tuesday 10th August 2021

Bidding available via phone, online, and in person at the Hilton Brisbane or remotely at our Perth and Canberra state offices, and the offices of participating conjunctional agents.

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

Rivers, 3/118-128 Bromfield Street, Colac, Vic 3250



**Zomart He**  
0488220830

**Shaun Venables**  
0411860865

**Beau Coulter**  
0413839898



**Troy Kincaid**  
0417312781

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

**Richardson Real Estate - Colac**  
40 Murray Street, Colac Vic 3250