

# Auction Thursday 2nd May at 1pm on site



## Stylish Corner Retail Investment

### 138a Rathdowne Street, Carlton

- > High profile location on corner of Rathdowne and Palmerston Streets
- > Modern, fully self-contained ground floor shop
- > New 3 x 3 x 3 year lease to Carlton Barbers
- > Returning \$48,000 per annum plus GST
- > Fixed 4% rental increases per annum
- > Tenant pays all outgoings
- > Brand new shop with outstanding fitout
- > Surrounded by rapidly growing residential population with a number of high rise apartment developments completed nearby with others in various stages of planning and construction
- > Depreciation benefits available

\*approx.



We know Melbourne

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All dimensions are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.