

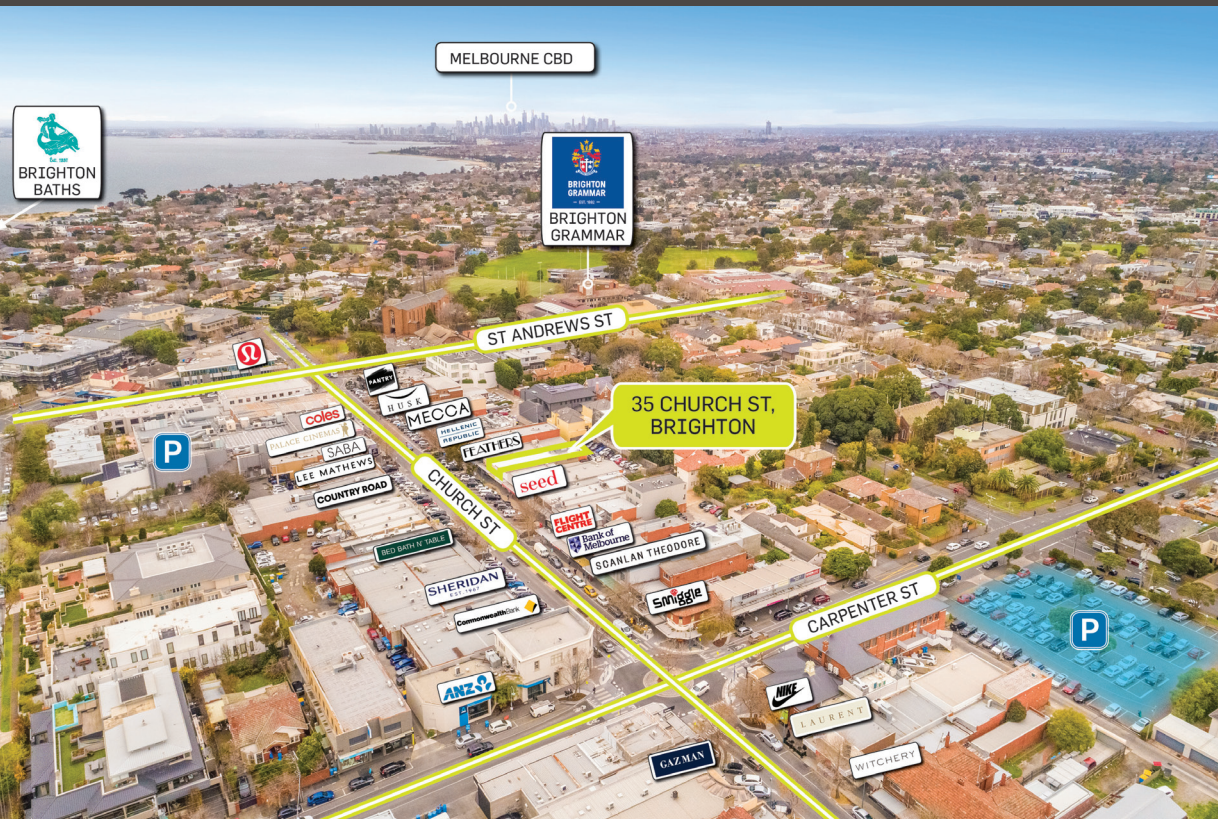
Auction Thursday 29th August at 1pm on site



Church Street Centrepiece

35 Church Street, Brighton

Auction Thursday 29th August at 1pm on site



Long Lease to NAB

35 Church Street, Brighton

Fitzroys is pleased to bring to the market 35 Church Street Brighton, for sale via Public On-Site Auction Thursday 29th August at 1pm

This irreplaceable freehold investment is situated between Carpenter and St Andrews Streets in the heart of Church Street – Melbourne's most highly regarded strip shopping precinct.

We highlight the key features of this outstanding opportunity:

- › Leased to long standing ASX listed National Australia Bank Limited
- › Net income of \$214,470 per annum plus all outgoings including Land Tax (single holding basis)
- › Ultra-modern open plan fit out.
- › Centrally located site area of 288sqm* with ROW at rear.
- › Outstanding 8.5 metre high exposure frontage to Church Street
- › Record low 0% vacancy between Carpenter and St Andrews Streets
- › Excellent public car parking nearby



Chris James
0421 779 714

Mark Talbot
0409 222 411

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

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