

# Auction

Thursday 19th August at 12pm online



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## Landmark Corner Freehold Investment Leased to ANZ Bank

### 261-267 Wyndham Street, Shepparton

- › Significant Blue Chip corner site of 617sqm\* with extensive frontages including 38 metres to Fryers Street.
- › Ultra modern bank premises recently refurbished to the expense of \$1,500,000 approx.
- › Fully leased to the ASX Listed ANZ Banking Group Limited from 2018 for 5 years plus options through to July 2033.
- › Rent: \$115,927 per annum plus all outgoings including Land Tax (SHB) and GST.
- › Annual rent reviews with Ratchet Clause applicable at Market Rent Review.
- › Superb prime position and only a short work to the popular Maude Street Mall.
- › Close to major retailers and operators including Bendigo Bank, Kathmandu, Village Cinemas, Target, Government Department Offices, Coles, Kmart, Sportsgirl, Rebel Sport, Priceline, Australia Post and more.

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