



Kyneton



## Secure Investment Leased to National Australia...

NATIONAL AUSTRALIA BANK - OUTSTANDING HIGH PROFILE COMMERCIAL RETAIL PREMISES WITH SECURE LEASE TO NATIONAL AUSTRALIA BANK SUBSTANTIAL DOUBLE STOREY COMMERCIAL AND RETAIL PREMISES IN A PRIME MAIN STREET LOCATION OF KYNETON WITH GROUND FLOOR SECURELY LEASED TO NATIONAL AUSTRALIA BANK.

CURRENT NET RENTAL \$ 63,600 PER ANNUM.

THE FIRST STOREY OF THE BUILDING IS VACANT WITH A SEPERATE ENTRY FROM FOOTPATH AND WOULD BE VERY SUITABLE FOR LEGAL OFFICES, OTHER PROFESSIONAL OFFICES, CONSULTING ROOMS OR RESIDENCE. 370.65 SQUARE METRES TO GROUND FLOOR NAB LEASE, AND 187.8 SQUARE METRES IN VACANT FIRST FLOOR.

UPSTAIRS CONSISTS OF 5 ROOMS OF WHICH SEVERAL ARE LARGE, A KITCHENETTE AND TOILET/WASHROOM.

LOCATED CLOSE TO ALL MAJOR BANKS, AND SAFEWAY SUPERMARKET, BEST AND LESS AND OTHER RETAIL OUTLETS WITH NATIONAL NAMES, POST OFFICE ACROSS THE ROAD AND NEW POLICE COMPLEX. NAB LEASE CURRENTLY RUNS UNTIL 2024, WITH NEXT REVIEW TO MARKET ON 7/7/2014. RENT REVIEWS TO MARKET EACH TWO YEARS OF THE LEASE PERIOD. FULL DETAILS ON APPLICATION. SIMILAR BANK RENTALS NEARBY ARE ON HIGHER RENTALS. BUILDING IS VERY WELL MAINTAINED AND HAS HAD SUBSTANTIAL RECENT RENOVATIONS. NAB GROUND FLOOR IS VERY PROFESSIONAL, MODERN AND IN EXCELLENT CONDITION.

THIS IS A UNIQUE OPPORTUNITY FOR SECURE EXISTING INCOME, AND OPPORTUNITY TO LEASE THE FIRST FLOOR TO MAXIMIZE RENTAL RETURNS, OR PROFESSIONAL OCCUPANCY FOR BUSINESS OR RESIDENCE IN FIRST FLOOR WITH SEPARATE ACCESS.

<b>Price</b>	\$1,650,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	54
<b>Floor Area</b>	558 m2

### Agent Details

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**McCORMICK & CO**

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