



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.

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

Agent Details

Scott McCormick - 0409 216 465

Office Details

Toorak
Level 1, 459 Toorak Road Toorak VIC
3142 Australia
03 9296 2044



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.