



16 Degraeves Street, Melbourne VIC 3000

Melbourne CBD Retail on iconic Degraeves Street

• Outstanding opportunity to acquire a securely leased investment property on one of Melbourne's busiest and most famous laneways

• Situated on the eastern side of Degraeves Street, in between Flinders Street and Flinders lane, this property enjoys one of Melbourne's pre-eminent retailing positions in the heart of the CBD

• The asset features a new five (5) year lease commencing 15th October 2013

• Leased to established licence café/restaurant Il Tempo

• Returning a current income of \$155,000 pa (plus GST)

• Three (3) further options of five (5) years

• Fixed annual increases of 4% pa

• Tenant pays all outgoing (except land tax)

Retail

FOR SALE

165sqm



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