



16 Degraoves Street, Melbourne VIC 3000

## Melbourne CBD Retail on iconic Degraoves 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 Degraoves 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 outgoings (except land tax)

Retail  
FOR SALE

165sqm

On instructions from Fe



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