



457 Pacific Highway, Wyoming NSW 2250

## Long Term Investment - Affordable Freehold Opportunity

Tenanted investment until 31st January 2021, this freehold property with Highway exposure offers you a long term income from day 1. Tenanted from July 2015, the initial lease has another 4 years to run, followed by an option to renew for a further 5 years.

Trading as Nate Butler's Studio, the current rent is \$28,365 per annum + Outgoings + GST. Under the terms of the lease the tenant is responsible for 100% of Council Rates, water usage, insurance, ground and garden maintenance, Fire Safety and air conditioning maintenance.

Annual CPI increases and a market review at the option period enhance the current rental and keep your investment ticking over in the right direction.

Current rental rate of \$151/m2 gives plenty of upside for future rental growth.

Recent approval for a S

Retail  
FOR SALE

187sqm