

[PRIME SITE]

COMMERCIAL

Fine drops promised

Cheers to BWS outlet

TONY RAGGATT

THE retail liquor market is set for a shake-up in Belgian Gardens with Woolworths' BWS chain opening an outlet at the corner of Bundock and Little St.

BWS has taken a long-term lease over a site opposite the Belrowes shops where wine and bubbly could be standard fare.

The regional property manager for BWS and Dan Murphy's, Troy Sanders, said they

had decided to operate a BWS outlet in the area to fill a gap in the market.

"It's a gap in the network at North Ward and Belgian Gardens where we don't have any representation for BWS," Mr Sanders said.

"You have to go all the way back to Hermit Park and Castletown to find the nearest BWS."

Mr Sanders said they would likely have a reasonable range of wine given the more affluent demographics of the area.



It will be fantastic to service the residents of Rowes Bay and Pallarenda

TROY TOWNSEND

THIRSTY WORK: Ray White Commercial agent Troy Townsend in front of the 'to-be' BWS.

Work has already started on a \$500,000 redevelopment of the property which was once a service station but more recently was used for a car wash and cafe and pie shop.

The building is being gutted for a 150sq m sales and storage outlet with a new shopfront and glass automatic doors.

While the location is on the

inward rather than the outward journey from the city, Mr Sanders said there was a high traffic count along Bundock St and it was a central site to service the suburbs of Belgian Gardens, North Ward, Rowes Bay, Pallarenda and Castle Hill.

Ray White Commercial agent Troy Townsend believed

it was a key site. "It will be fantastic to service the residents of Rowes Bay and Pallarenda," Mr Townsend said. "It will have easy access off Bundock St and out on to Little St."

Mr Townsend said the site was zoned for this kind of use.

Coles operates a Liquorland store near gourmet food shops, also on Bundock St.

Mr Townsend said BWS had taken a six-year lease with options to extend that for 30 years.

The site has a 200sq m building on 1356sq m of land with plenty of room for parking.

BWS is the largest liquor retailer in Australia with more than 1300 stores nationally.



51-53 Bundock Street, Belgian Gardens QLD 4810

High profile corner position

High profile corner site at the gateway to the CBD. 220 sqm* of building is situated on 1356 sqm* of land. The property has ingress from Bundock Street and egress to Heatley's Parade. This property would suit a variety of different business uses, with opportunities to expand and improve what currently exists.

Retail
FOR LEASE

220sqm