

2 Windsor Ave, Springvale, VIC 3171

P.O.A.

Retail Shop



Four Shops in Central Springvale

A prime Springvale location on Windsor Ave this cluster of shops sees a high volume of vehicle and foot traffic daily with two shops catering for lunch and evening dinners. Overall, the current annual return of approximately \$177,453.48 pa (including GST) offering the investor an opportunity to add a steady income to their portfolio. All tenants are partway through their 3-year term leases all have a remaining term of 3 years available to them. All leases contain similar terms as per nominal commercial leases with outgoings covered by the tenants and annual rent increases fixed at either 3% or 3.5%

Land size per shop varies from 100 - 142m² with google maps showing an area of approximately 470m² combined, to be confirmed later.

Springvale is a popular multi-cultural suburb, its CBD providing goods and services for many nationalities with the addition of annual cultural events drawing in people from other areas of Melbourne.

Open for Inspection

By Appointment.

2A Co Nam Tra Vinh Vietnamese Restaurant

3yr from 1/3/24 – 27 plus 1 term of 3 yrs available 3.5% pa

Rent 3/26 \$4628.40pcm inc GST or \$ 55,536 annum

Approx Land 148m², Building 80m²

In 2024 the following cost were payable including GST

Build Ins \$3222.77 pa

Council Rates \$3639.30 pa

Water \$862.96 pa

2B Hair and Beauty

Rent 3/26 = \$2808.7pcm Or \$33,704.40

Renewal 1/12/22 1 term of 3 yrs available 3.0% pa

Approx Land ___m², Building 88m²

2C First Taste Restaurant

Rent 3/26 = \$3873.27pcm or \$46,479.24

Renewal 18/05/24 1 term of 3 yrs available 3.0% pa (18/05/2027)

Listed By

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