

**42-44 Station St, Seymour, VIC 3660**

**Sold - 8/12/2025**

Retail Shop



## Chittick Bros Federal Store - Circa 1876 - A Landmark Invest

Steeped in history and brimming with character, the iconic Chittick Bros Federal Store building stands proudly at the coveted "French end" of Station Street. Dating back to circa 1876 and lovingly restored to its former glory, this remarkable property offers an exceptional blend of period charm and modern functionality.

From its soaring pressed metal ceilings and polished timber floorboards to its grand proportions and timeless facade, every detail has been meticulously preserved. The building spans approximately 310 sqm (including outbuildings) on a 458 sqm allotment, with features including two shopfronts, a cellar/basement, and a welcoming outdoor dining area with convenient side road access.

Opposite the V/Line train station to Melbourne, the property enjoys prime exposure and easy access for both locals and visitors. Currently leased to the thriving and long-established cafe/restaurant, The Brewers Table - a popular local favourite for over a decade - this investment offers a secure new 5x5 lease with an impressive rental return of approximately \$46,000 per annum.

This is rare chance to own a fully restored piece of Seymour's history in a high-profile location, ideal for the astute investor seeking a blue-chip property with enduring appeal. Please contact Gavin Henderson on 0408 359 764 if you have any queries or to arrange a private inspection.

\*All inspections are strictly by appointment only.

**Open for Inspection**

By Appointment.

**Listed By**

Gavin Henderson



## Floorplan



0 1 2 3 4 5

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 167.3 m <sup>2</sup>
Cellar	- 43.2 m <sup>2</sup>
Verandah	- 35.7 m <sup>2</sup>
Carport	- 59.2 m <sup>2</sup>
Store	- 4.7 m <sup>2</sup>
Total	- 310.1 m <sup>2</sup>



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