

77 Mollison St, Malmesbury, VIC 3446

\$1,150,000 - \$1,265,000

Retail Shop



## A Landmark Freehold Opportunity in the Heart of Historic Mal

Secure a rare and iconic piece of Malmesbury's heritage with this exceptional freehold offering-home to the renowned Malmsbury Bakery, a true destination café that draws travellers from across Australia. Set within a beautifully preserved historic streetscape, this remarkable property blends character, income security, and future development potential (STCA) on a generous 2,201m<sup>2</sup> parcel of land.

**Open for Inspection**

By Appointment.

Steeped in history, Malmesbury was founded as a vital service town for goldfield-bound travellers, later flourishing on the strength of its rich agricultural soils and famous bluestone reserves. Many of the region's most significant buildings-including the National Trust-listed viaduct-were constructed from this local stone, a legacy still evident in the town's charming streets today.

The main bakery building, spanning 302m<sup>2</sup>, features a fully equipped commercial kitchen, customer service area, indoor dining spaces, and a secondary kitchenette. From here, visitors flow through to the quaint tea rooms annex, the lush and spacious courtyard, and the original 1850s stables-now home to a boutique soap and cosmetics store.

The 293m<sup>2</sup> courtyard is currently leased to a Body Care business, while the expansive rear block provides grassed and gravel areas, plus outstanding practical amenity including 50 staff and customer car parks and rear access via Clowes Street.

This investment is underpinned by secure tenancies:

- Bakery: First term of a 4 x 5 lease, generating \$45,000 p/a + GST
- Rear shop: 2 x 2 lease returning \$17,300 p/a + GST

With its rich historical significance, strong visitor draw, generous landholding, and reliable income streams, this is an unparalleled opportunity to acquire a cornerstone property in one of Central Victoria's most character-filled townships.

### Disclaimer

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### Listed By

Ken Grech  
Phone: (03) 5428 4007  
Mobile: 0418 509 710

