

1+2/2 Hunter St, Warriewood, NSW 2102

Sold - 3/06/2021

Retail Shop



## SOLD - Great Investment !!

A solid beachside investment with an excellent return which is currently two shops combined with a lease in place.

**Open for Inspection**

By Appointment.

- \* The current 5+5 lease is in its second period and expires on 14/9/2023 with the tenant keen to stay
- \* North facing outdoor courtyard - reception area - 3 treatment rooms - kitchen - bathroom/laundry - storage
- \* Zoned B1 neighbourhood centre = many uses permitted with Northern Beaches Council consent including shop top housing
- \* Solid, professional Chiropractor tenant in place on a long term lease
- \* Yearly CPI rent increases in the lease
- \* Tenant pays council rates - \$590.00 pq for both shops
- \* Tenant pays water rates - \$177.30 pq + usage - for each shop
- \* Owner pays the \$600.00 pq strata levy
- \* The current rent is \$2,728.82 inc GST per month
- \* You won't find a better overall investment

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### Listed By

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