

Auction

75-77 & 79-83 Puckle Street, Moonee Ponds



Two adjoining freehold premises leased to ANZ Bank on long lease



Auction: Thursday 4 December 2pm on site

Prime corner position in the heart of Moonee Ponds District Centre

Substantial land holding comprised in two separate titles

Total Freehold Land Area: 490m² (two titles)

Combined frontage of over 43 metres to Puckle Street & Pratt Street

Estimated Building Area:

75-77 Puckle Street: 210m² approx.

79-83 Puckle Street: 480m² approx.

including 1st floor of 235m² approx.

Tenancy Details:

Leased: ANZ Banking Group Ltd

Lease Term: 10 year

Rent: \$413,661 pa + otgs + GST

4% rent review (due Feb 2015)

ANZ retail & bank business centre

Inspection strictly by appointment

Terms: 10% deposit, balance 60 days

Contact:

James Lockwood 0402 824 441

Geoff Emmett 0409 330 561

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All dimensions are approximate. Particulars herein are for information only and do not constitute any representation by the owner or the agent