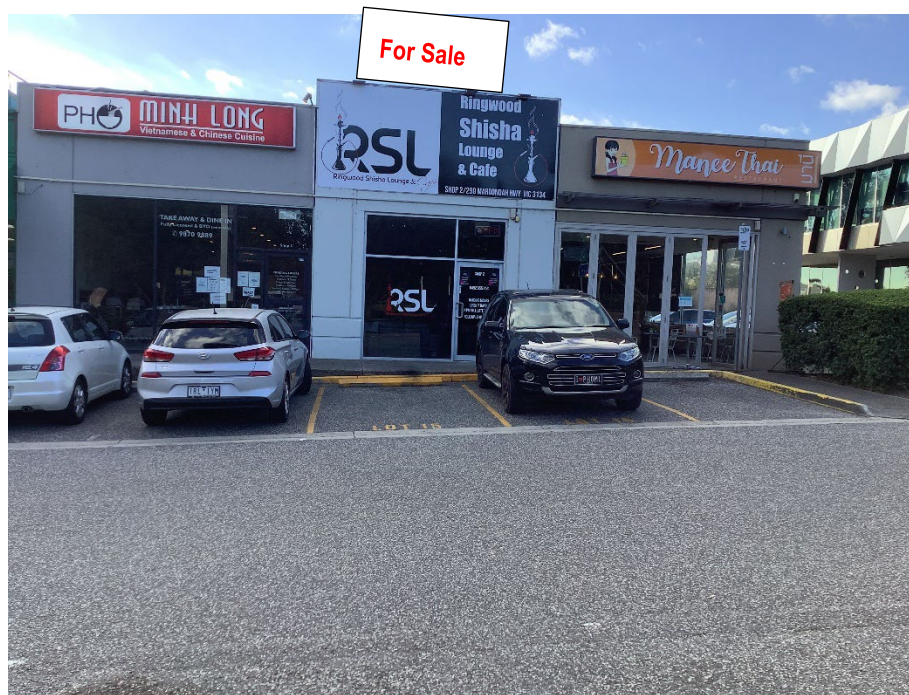


# FOR SALE

## Tenancy Information

“RETAIL LEASED INVESTMENT OPPORTUNITY”

Shop 2 (L15), 293-305 Maroondah Highway, Ringwood



Premises:	Described as Lot 15 on Plan of Subdivision 409053W Certificate of Title Volume 11052 Folio 707 commonly known as Unit 2, 299 Maroondah Highway, Ringwood
Tenant:	Ringwood Shisha Lounge Bar & Café
Car Parks:	15 on Title
Lease Commencement:	1 <sup>st</sup> April 2021
Net Income:	\$47,380.00 per annum (Net) Plus GST
Outgoings:	All payable by the Tenant
Rent Increases:	Annual 3%
Lease Term:	Two (2) Years      Options: Two (2) + Two (2) Years
Option Review:	Three (3%) per cent
Annotation:	The tenancy information is provided as a guide. Prospective purchasers should refer to the Lease to verify the actual lease details.
Method of Sale:	For Private Sale