

FOR SALE

UNIT 3, 9 BONNER DRIVE, MALAGA



**FULLY LEASED TO BLUECHIP TENANT
AFFORDABLE RARE OPPORTUNITY WITH
OUTSTANDING RENTAL RETURN**

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Roy Weston Corporate Pty Ltd trading as Regents Commercial ABN 81 075 243 006

THE HIGHLIGHTS

- This Malaga TAB has remained one of the most successful TAB Agencies in the metropolitan area and continues to do so
- Prime location with full street exposure to Beach Road and also Alexander Drive
- Surrounded by all the major national companies such as Officeworks, Harvey Norman, BCF, Bankwest and major national food chain companies
- Outstanding blue-chip long-term tenant providing a solid secure return
- Strata Titled area of 154 m²

THE PROPERTY

Prime showroom strip on the corner of Beach Road and Alexander Drive, with abundant onsite parking, fantastic corner exposure amongst great bluechip tenancy mix of ANZ Bank, Westpac Bank, Sonic Health Care etc.

The premises has been refurbished very recently to an impressive high quality standard and presents exceptionally well.

THE OPPORTUNITY

Rarely does such a secure blue-chip tenancy this affordable become available, with a secure lease to a long-term tenant providing a solid income. The tenant pays all outgoings including management fees and has fixed annual rent increases of 3% per annum.

THE TENANT

Racing and Wagering Western Australia

Lease Term: 10 years (second 10 year term)

Commenced: 1st September 2014

Current Rent: \$66,866.98 per annum plus G.S.T.

Rent Reviews: 3% annually

Outgoings: Payable by the tenant

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PHOTOGRAPHS



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