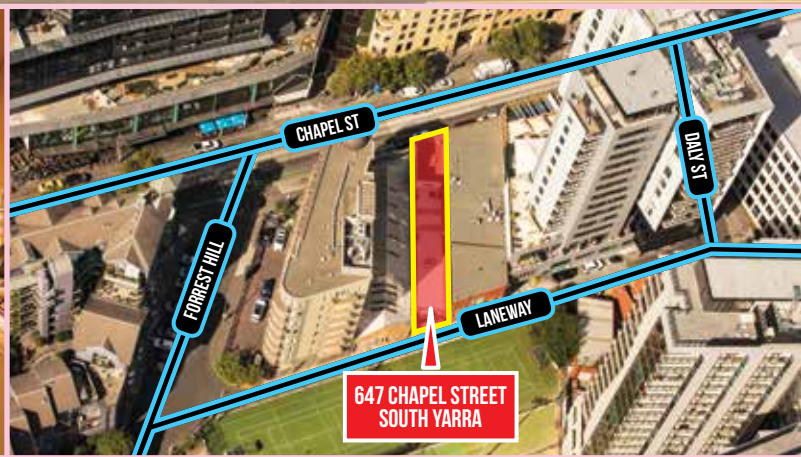


# 647

CHAPEL STREET  
SOUTH YARRA

## SWEET SOUTH YARRA FREEHOLD INVESTMENT WITH NEW 5 YEAR LEASE.



AUCTION: THURSDAY 2 JUNE AT 1PM ON SITE

- Substantial, fully refurbished two storey building of 300m<sup>2</sup> approx.
- Land Area: 238m<sup>2</sup> approx. plus excellent rear access via right of way
- New 5 x 5 x 5 year lease to renowned dessert retailer Burch & Purchase
- Returning \$140,400 per annum plus outgoings and GST with fixed annual rental increases
- Located within the high density Forrest Hill Precinct, next to The Olsen and opposite Vogue and Como Centre
- Strong future value add potential (STCA)



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