

# Yarra Glen Shopping Centre

38-40 Bell Street, Yarra Glen

For Sale by Expressions of Interest closing Thursday 1 September at 2pm



**MORTGAGEE  
SALE**

savills



## 20 Year lease to Ritchies Supa IGA



38-40 Bell Street, Yarra Glen

- Modern neighbourhood shopping centre comprising full line supermarket and 11 specialty stores
- 20 Year lease to Ritchies Supa IGA (commenced Dec 2008)
- Anchor tenant fully guaranteed by Metcash Trading Limited
- Complimentary retail mix including supermarket, butcher, bakery, cafe, etc.
- Total lettable area: 3,747sqm\*
- Total site area of 9.287 hectares\*
- Excellent on site car parking for 194 cars
- 70%\* of asset leased to Ritchies Supa IGA
- Subdivision potential (STCA)
- Newly built centre - significant depreciation benefits
- Fully let net income of \$1,020,000 per annum\* as at Dec 2011

UNDER INSTRUCTIONS FROM



FERRIER HODGSON

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\*Approx.

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**Nick Peden**  
0402 011 266  
[npeden@savills.com.au](mailto:npeden@savills.com.au)

**Joel Wald**  
0412 352 252  
[jwald@savills.com.au](mailto:jwald@savills.com.au)

**Pat De Maria**  
0421 569 984  
[pdemaria@savills.com.au](mailto:pdemaria@savills.com.au)

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Savills Melbourne  
Level 25, 140 William St  
Melbourne 3000  
03 8686 8000

[savills.com.au](http://savills.com.au)



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