

## Information Memorandum

Shop 1 & 2/224 Macquarie St, Liverpool



Michael Busdon - Director & Licensee in Charge

0418 469 244

michael@rhagents.com

[www.rh.com.au/liverpool](http://www.rh.com.au/liverpool)



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## Executive Summary

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**Property Address:** Shop 1 & 2, 224 Macquarie Street, Liverpool NSW 2170

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**Legal Description:** Lot Y in DP 407514 and Lot B in DP 159557

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**Land:** 330sqm total approx.

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**Shop 1:** 170sqm total approx.

**Shop 2:** 105sqm total approx.

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**Zoning:** B4: Mixed Use

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**FSR:** 2.5:1

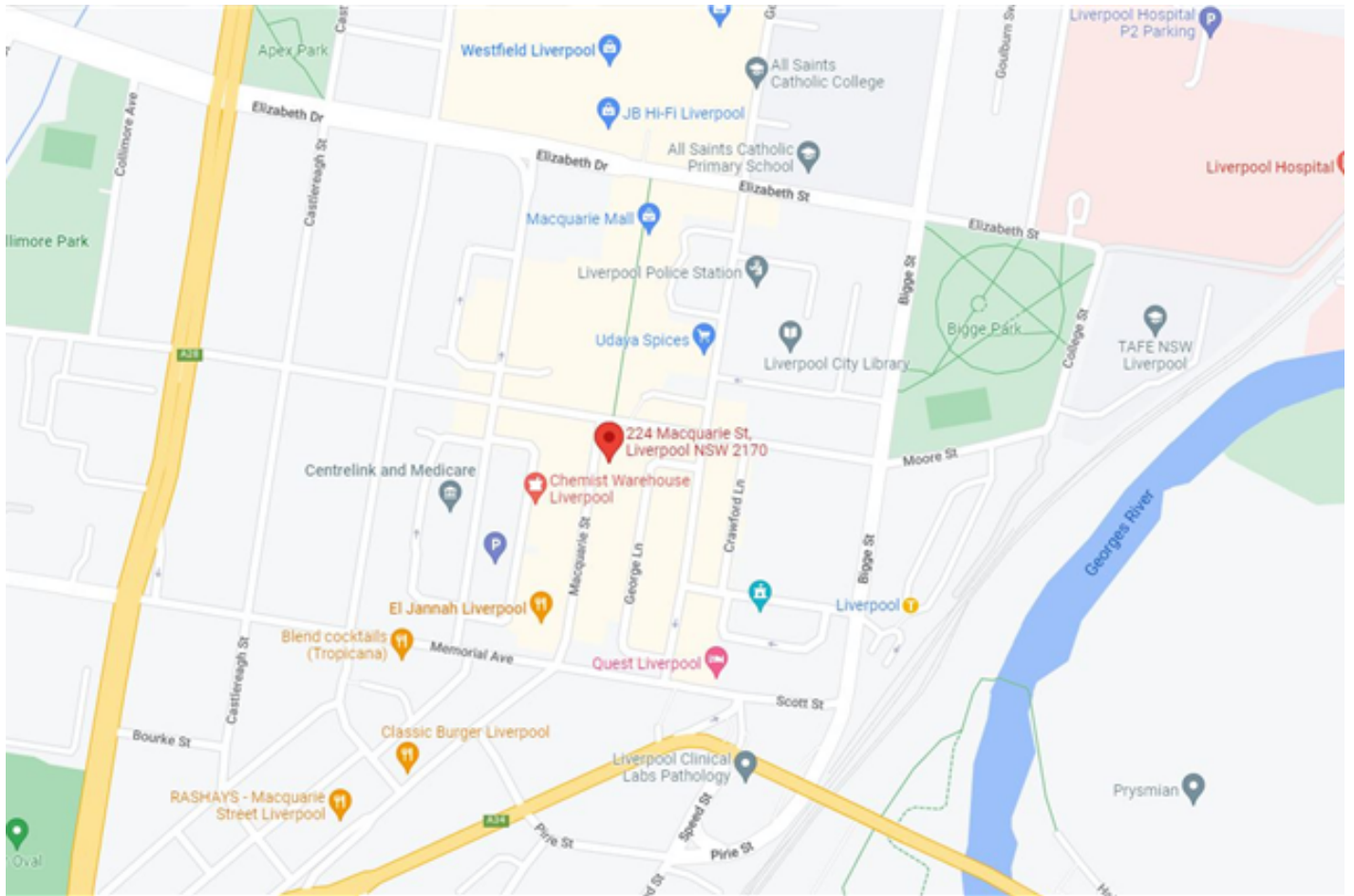
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**Method of Sale:** Auction - Onsite  
Wednesday 22nd June 2022 at 6pm

**Agent:** Michael Busdon  
0418 469 244  
Raine and Horne Liverpool  
201 George Street  
Liverpool NSW 2170  
Ph: 02 9602 3333  
E: michael@rhagents.com



## Location



- 80m to Macquarie Street Mall
- 400m to Westfield Shopping Centre
- 500m to Liverpool Train Station
- 550m to Western Sydney University (Liverpool Campus)
- 750m to Liverpool TAFE
- 3.3km to Hume Highway
- 7.8km to M5

## Description

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Positioned within one of the best retail strips within Liverpool CBD, a rare opportunity presents itself to acquire two adjoining shops in one line.

With the expected growth and development potential of Liverpool's CBD, this is a great opportunity to secure your piece of the future.

Currently leased to two excellent tenants however vacant possession could be made available on one shop.

Please forward all enquiries to Michael Busdon 9602 3333 or email [michael@rhagents.com](mailto:michael@rhagents.com)

## Tenancy Schedule

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### Crust Pizza

Lease commencement:	1st September 2020
Lease Expiry:	31st August 2025
Option:	5 years
Current rent:	\$43,909 PA plus GST
Outgoings payable:	Water rates, trade waste and grease trap
Review:	Greater of 3% or CPI

### Morning Star Jewellery Pty Ltd

Lease commencement:	1st July 2018
Lease Expiry:	30th June 2021
Option:	N/A
Current rent:	\$49,090 PA plus GST
Review:	N/A

### Outgoings - Payable by Lessor

Council rates:	\$10,064.25 PA
Insurance:	\$ 3,596.24 PA

### Outgoings - Payable by Lessee

Water rates:	\$456.08 PA (fixed charges)
Water usage, trade waste, grease trap	Calculated upon consumption

## Photography

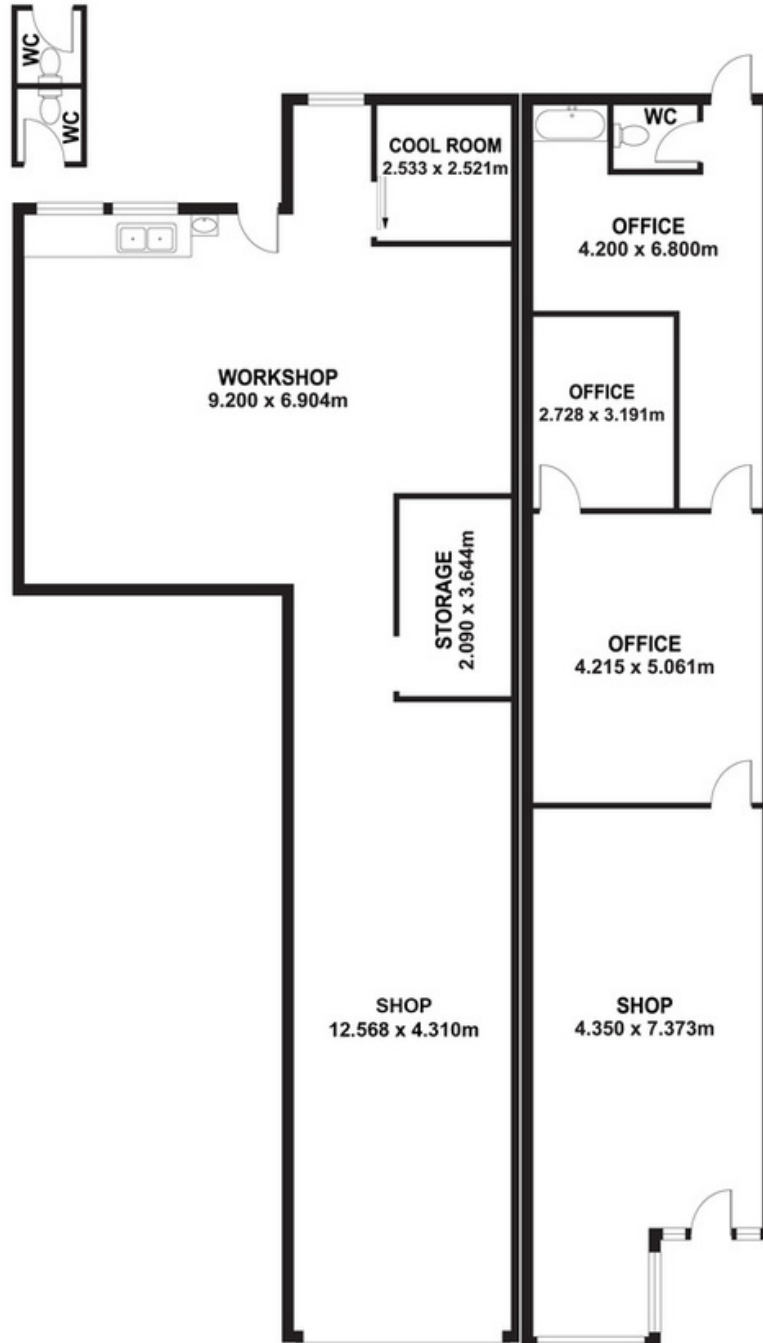


## Photography





## Floorplan



### SHOP 1 AND SHOP 2/224-226 MACQUARIE STREET, LIVERPOOL


**DISCLAIMER**

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

**Raine & Horne.**  
Liverpool


## Market Comparables

**1** 68 MOORE STREET LIVERPOOL NSW 2170 **Sold Price \$3,000,000**




🏠 - 🚗 - 🚗 - 📏 272m<sup>2</sup> 📏 110m<sup>2</sup>  
 Year Built - DOM -  
 Sold Date 09-Jul-20 Distance 0.02km  
 First Listing -  
 Last Listing -

**2** 274 GEORGE STREET LIVERPOOL NSW 2170 **Sold Price \$1,450,000**




🏠 - 🚗 - 🚗 - 2 📏 195m<sup>2</sup> 📏 -  
 Year Built - DOM 32  
 Sold Date 03-Mar-18 Distance -  
 First Listing Please contact listing agents for further detail  
 Last Listing Please contact listing agents for further detail

**3** 66 MOORE STREET LIVERPOOL NSW 2170 **Sold Price \$3,000,000**




🏠 - 🚗 - 🚗 - 📏 89m<sup>2</sup> 📏 -  
 Year Built - DOM 75  
 Sold Date 09-Jul-20 Distance 0.03km  
 First Listing Auction  
 Last Listing Online Auction not Proceeding.

**4** 282-284 MACQUARIE STREET LIVERPOOL NSW 2170 **Sold Price \$3,500,000**



🏠 - 🚗 - 🚗 - 📏 558m<sup>2</sup> 📏 -  
 Year Built - DOM 58  
 Sold Date 28-Sep-20 Distance 0.17km  
 First Listing Contact Agent  
 Last Listing CONTACT AGENT

**5** 263 MACQUARIE STREET LIVERPOOL NSW 2170 **Sold Price \$3,000,000**



🏠 - 🚗 - 🚗 - 1 📏 234m<sup>2</sup> 📏 110m<sup>2</sup>  
 Year Built - DOM -  
 Sold Date 22-Feb-22 Distance 0.12km  
 First Listing -  
 Last Listing -

DOM = Days on market   RS = Recent sale   UN = Undisclosed Sale   \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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## Agent Contact

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### **Michael Busdon - Director**

Mobile: 0418 469 244

Email: michael@rhagents.com

Working in the Real Estate industry since 1998 and bringing a wealth of knowledge is Michael Busdon, a Licensed Agent and Director of Raine & Horne Liverpool.

Professional, genuine and approachable, Michael believes his industry longevity is due to his honesty, hard work and integrity.

His confident and outgoing personality is an asset when establishing rapport, while his customer focused approach and strong work ethic provide a strong foundation for maintaining lasting relationships and capturing the trust of many lifelong clients.

Michael is passionate about his job and loves sharing his industry knowledge with others. He is regarded an elite expert by his peers with a contagious proactive and head on approach.

His professionalism and excellence are second to none. For a sincere approach to your real estate requirements, please contact Michael.