



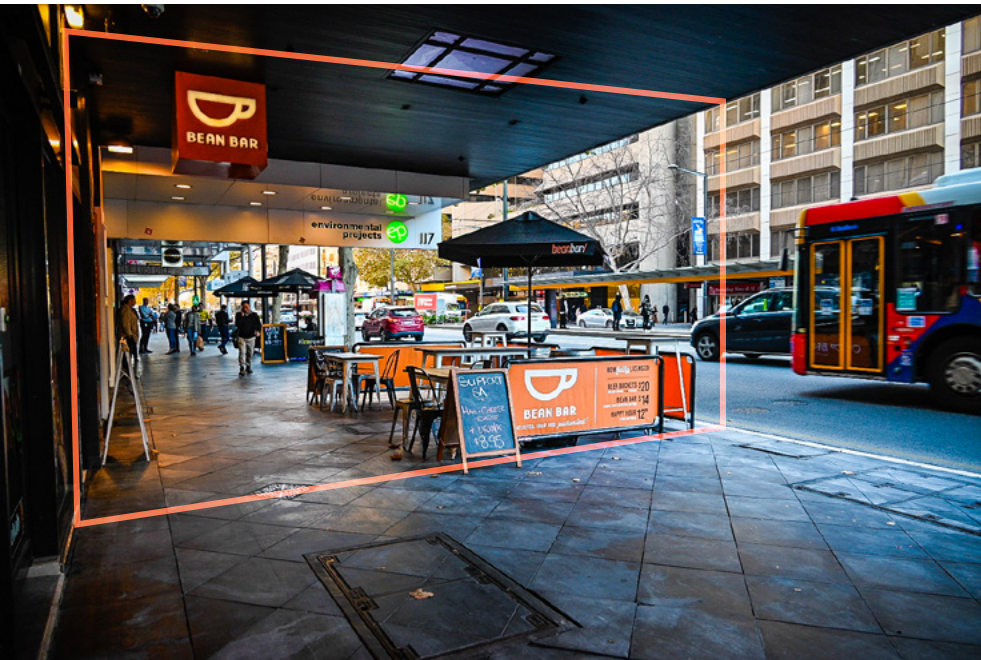
Shop 1 - 117 King William Street Adelaide

Public Auction to be held on-site
on **Friday 22nd July 2022 at 11:30am**



FOR SALE

Lively Metro Investment



Shop 1, 117 King William Street in the Adelaide CBD is an exclusive opportunity to invest in an ideally situated hospitality space buzzing with potential and equipped to accommodate food and beverage retail for business owners and investors alike.

This property is fitted to facilitate a diverse range of food retail services, boasting ample floor space in addition to a plethora of potential customers in the corporate offices above the shops. Boasting twenty years of successful operation, the property is a rare inner-city asset, with unlimited potential for entry-level commercial buyers and investors with self-managed super funds.

Outside the street-level property is the heart of the city, allowing patrons to breeze right up to the shopfront on their daily commute. There is space allocated on the spacious city sidewalk for optional outdoor seating, enticing those passing by to pull up a chair and patronise the property at a moment's notice.

Shop 1, 117 King William Street is located on a busy and essential road in the CBD, connecting commuters from Victoria Square and beyond to Rundle Mall and the Myer Centre. The area is a hive of activity encompassing a myriad of business owners, commuters, and tourists day in and day out. King William Street passes

by Adelaide Town Hall, running north to meet with iconic perpendicular roads such as Grenfell Street, Hindley Street and North Terrace. This offers high traffic to the property, as every person visiting the CBD is likely to pass through the city's centre.

As the CBD is an area with a high population density, the potential for economic growth is exponential as demands for hospitality and food retail spaces increase with the rise of the local populace. It is a key player in Australia's metropolitan landscape, with a reputation for unmatched food and culture.

Adelaide CBD contains many notable locations, such as the China Town Precinct, Adelaide Central Market, SkyCity Casino, Rundle Mall, Flinders University, Hindmarsh Square, and Victoria Square, all less than 10-minutes-walk from the King William Street property. Its centrality mixes well with the fast-moving city culture, ensuring the space is always buzzing with life and foot traffic.





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Key Market Insights

Shop 1, 117 King William Street is highly accessible across multiple public and private transport routes, boasting a prime location in the heart of the Adelaide CBD.

The property is within walking distance from numerous public transport routes, with a tram line running the length of King William Street. Pirie Street Tram Stop is a step away from the lot's front door, allowing direct access to Rundle Mall and Victoria Square in under two minutes. Nearby Grenfell Street and Wakefield Street are surrounded with frequented bus stops, ensuring easy access for customers and staff commuting via public transport.

Located less than within a 1km radius of the Google Map's 'Adelaide CBD' pin drop, the site is truly in the beating heart of the city. With easy access via car from all directions, the property is a stone's throw from every popular destination in the CBD. Locals will drop in on their daily commute and visitors will stop by throughout their travels, as they are sure to pass the popular spot one way or another.

The property is surrounded by numerous accommodation facilities iconic to Adelaide, including Sofitel, the Hilton, Quest on Franklin, and The Playford. Ample parking is within eyesight at UPark Topham and UPark Wyatt, ensuring patrons from all circumstances are able to access the site. Boasting a prime location in the centre of the city promises high volumes of traffic at all times of day, as the region is bursting with ample tourism and essential services alike.



Highlights

Situated in the heart of the CBD

Tailor-made for food & beverage retailers

Tramline on the doorstep

5-minute walk from Rundle Mall

Secure total income of \$39,992.40 p.a.

Tenancy area: 28m²

The property houses a booming coffee shop, Bean Bar, whose success is demonstrated by its twenty-year history. The tenants are engaged in a long-term lease expiring in 2028, with the opportunity to grow or maintain the tenancy with the city's evolution. The current gross rental return is \$54,222.07 per annum, with a total net income of \$39,992.40 annually. This revenue is sustainable and boasts the opportunity to grow in line with buyer goals.

Fetch Property is confident this site will provide an exciting opportunity to capitalise on a unique and vibrant space, targeted to facilitate a sustainable return in the heart of the Adelaide CBD.

Executive Summary

Address	: Lot 1/117 King William Street Adelaide
Method of Sale	: By Public Auction to be held on-site on Friday 22nd July 2022 at 12pm
Certificates of Title	: CT Volume 5849 Folio 159
Planning	: Capital City Zone
Land Use	: Hospitality venue, retail ventures, and/or development opportunities.
Location	: Ground floor on the corner of King William Street and Waymouth Street
Legal Description	: CT Volume 5849 Folio 159 Being Lot 1 in CSP (Community Strata Plan) 20896
Tenancy Details	: Leased to Bean Bar until 31/12/2028

Tenancy Details

Lease Details

Lessee:
Bean Bar

Commencement Date:
01/01/2022

Expiry Date:
31/12/2028

Current Rental:
**\$50,923.20 per annum
excluding GST**

Rent Reviews:
The rent is increased annually by 3%

Outgoings:
**A full breakdown of property
outgoings is available in the link
below; they include statutory and
operating expenses.**

Permitted Use:
**Hospitality venue and food/
beverage retail.**

A full tenancy schedule is available for review [here](#).

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0452 280 281
rom@fetch-property.com.au