



# Property Information Memorandum

333-335 MACQUARIE STREET LIVERPOOL NSW



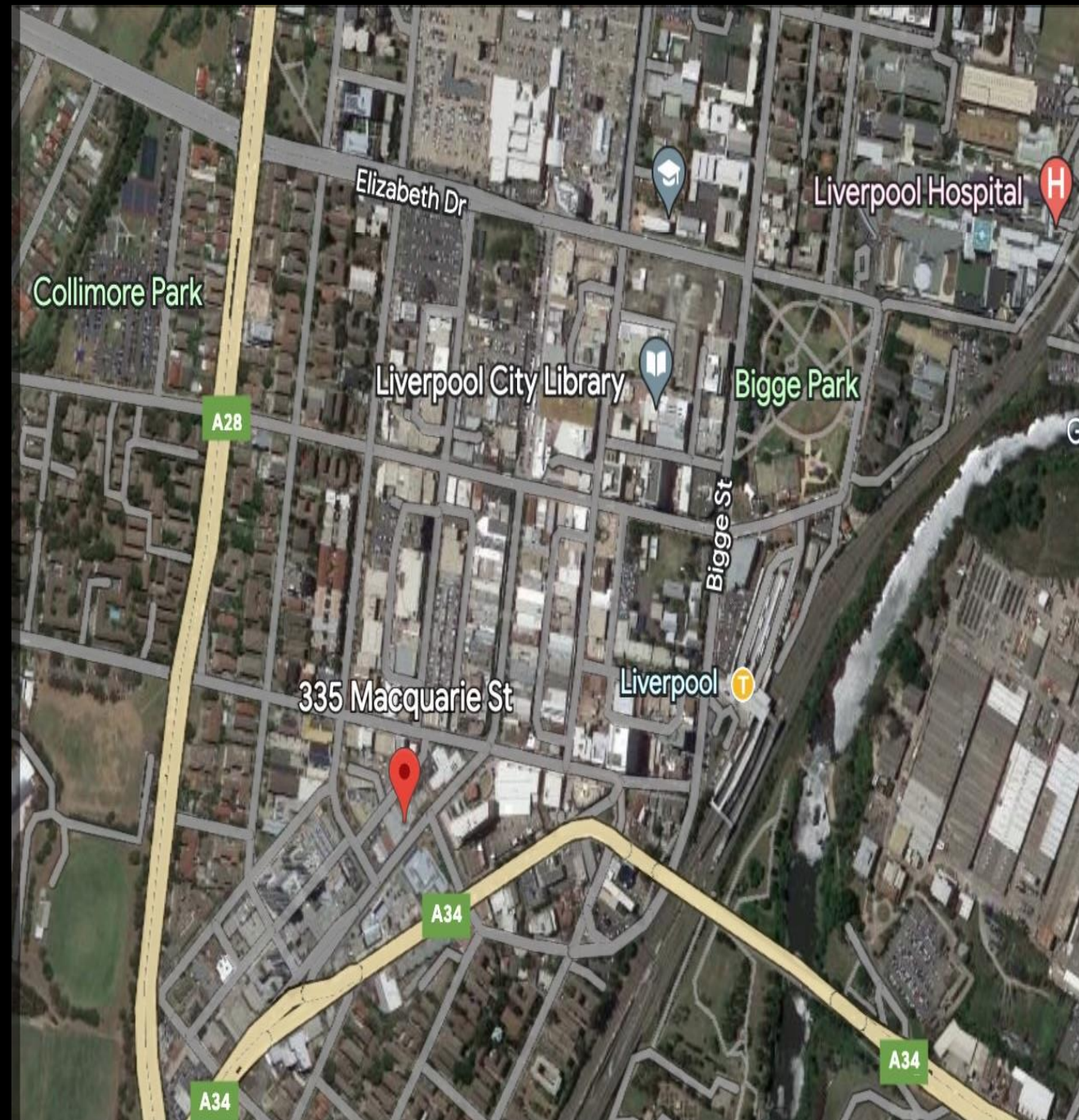
## PROPERTY INFORMATION

333-335 MACQUARIE STREET LIVERPOOL NSW



**333-335 Macquarie St Liverpool** offers key features which will be of interest to many investors and potential developers seeking to invest in the transforming Central Business District of Liverpool.

- ▶ A freehold titled commercial building, which is highly sought after by investors
- ▶ Income producing investment, which has been well occupied historically
- ▶ The potential to add value to the current building site and capitalise on the height limits permitted, a site area of 778 m sq according to RP Data.
- ▶ Located within the hub of the Central Business District and main arterial roads such as The Hume Highway and Hoxton Park Road.
- ▶ Close to all amenities of the Liverpool CBD, including The University of Western Sydney, The University of Wollongong and Westfields
- ▶ A strategic investment long term to capitalise on the new Western Sydney Airport under construction



# CURRENT INCOME

## 335 Macquarie Street, LIVERPOOL

This property will be of strong interest to investors and developers, particularly being a freehold title property and occupied with an immediate rental return. This will benefit the sale process, providing an income whilst pursuing the development application process.

The property is currently generating an annual gross income of \$235,403 + gst.

The annual outgoings of Council Rates, Water Rates, Building Insurance and Land Tax (as a single holding) is estimated at circa \$50,000. Therefore, based on this information, the building is returning an estimated net income of \$183,589 net + gst.

TENANCY SCHEDULE

For All Managers

Commercial Diary items for 13/04/24 included

Tenant / Property

6 records selected - All Tenants

		sq mtr/ft	psm/psf	pa	pcm	term	com/expy	rev/option	rent rev	%Outgo
GROWUP	Grow Up Group Pty Ltd Rear Shop 335B Storage Area LIVERPOOL NSW 2170 NOTE: Fixed 3% per annum Outgoings Nil	40.00 430.56	284.28 26.41	11371.20	947.60	3 years	24/10/22 23/10/25	23/10/25 23/10/25	24/10/24	0.00
HAMMOUD	Omar Hammoud 333B Macquarie Street LIVERPOOL NSW 2170 NOTE: 3% Fixed Increases 50 % water usage & 100% trade waste applicable	85.00 914.93	481.32 44.72	40912.20	3409.35	Five (5) Y	08/09/21 07/09/26	07/09/26 07/09/26	08/09/24	0.00
HUQQA33A	Huqqa Lounge Cafe & Resta 333A & 333C Macquarie Street LIVERPOOL NSW 2170 NOTE: Fixed 3.5% annually. 66.66% water usage / trade waste fees	115.00 1237.85	557.04 51.75	64059.60	5338.30	3 yrs + 5	11/08/22 10/08/25	10/08/25 10/08/25	11/08/24	66.66
HUQQASTOR	Huqqa Lounge Cafe & Resta Rear Ground Floor LIVERPOOL NSW 2170 NOTE: Fixed 3.5% per annum 25% electricity share per quarter	70.00 753.47	209.69 19.48	14678.30	1223.19	3 years	15/08/22 14/08/25	14/08/25 14/08/25	15/08/24	0.00
RADIO	A & F Enterprise Pty Ltd 335B Macquarie Street LIVERPOOL NSW 2170 NOTE: 3% P.A 100% Water Usage & Trade Waste - 50% if shop next door is vacant. Cafe/Restaurant	153.00 1646.88	349.67 32.49	53499.51	4458.29	3 years +	01/06/23 31/05/26	31/05/26 31/05/26	01/06/24	100.00
SOUTHSTAR	Southern Star Development 335A Macquarie Street LIVERPOOL NSW 2170 NOTE: Fixed 3% per annum 50% share of waste water, permit fees, grease arrestor & rangehood	122.00 1313.20	417.06 38.75	50881.32	4240.11	3 yrs + 3	01/11/22 31/10/25	31/10/25 31/10/25	01/11/24	50.00



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