

# FOR SALE

## MAINSTREET RETAIL INVESTMENT

SHOP 1, 160 SCARBOROUGH BEACH ROAD  
MOUNT HAWTHORN, PERTH WA



IDEAL  
DIRECT  
INVESTMENT  
FOR THE SELF-MANAGED  
SUPERANNUATION FUND

**SECURELY LEASED - \$29,376pa NET**

**CBRE**  
CB RICHARD ELLIS



# Shop 1, 160 Scarborough Beach Road MOUNT HAWTHORN, PERTH WA

## Location

Mount Hawthorn is one of Perth's most vibrant and cosmopolitan inner metropolitan suburb's having undergone significant recent urban renewal.

160 Scarborough Beach Rd occupies a strategic lead corner in the heart of the retail café precinct, situated directly adjacent to "The Mezz" Shopping Centre, opposite New Norcia Bakery, surrounded by major drawcards such as Woolworths, Dome and the iconic Paddington Hotel.

## Title

Lot 1 on Strata Plan 43015 within Certificate of Title 2670 / 372.

## Lease Details

**Tenant:** Alla Moda Chanelle  
**Area:** 64sqm plus car parking bay  
**Term:** 3 years (09/01/2009 - 08/01/2012)  
**Option:** 3 years (09/01/2012 - 08/01/2015)  
**Net Rent:** \$29,376pa (including car bay).  
**Reviews:** Annually by CPI, Market Review 2012.  
**Outgoings:** All normal outgoings payable by Lessee.

## Rates & Levies

**Council Rates** \$1,680.81pa  
**Water Rates** \$ 920.55pa  
**Strata Levies** \$2,001.40pa (incl Reserve Fund Levy)  
**Note:** \* These outgoings are payable by the tenant.

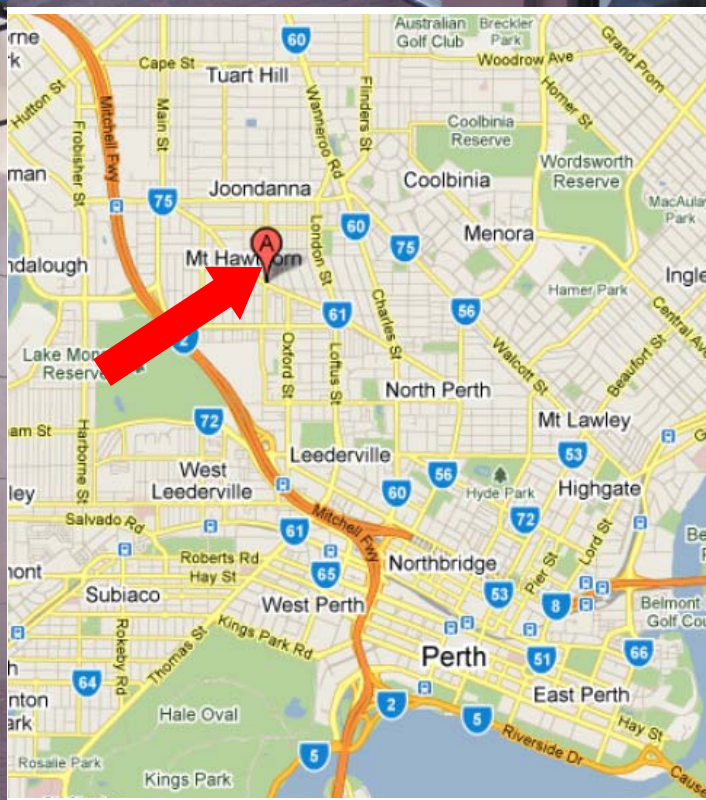
## Sale Price

\$480,000.00 (GST free – Going Concern)

To discuss further and to obtain additional details contact:

## Michael Milne

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