

279

richmond

bridge

rd.

REGISTERED
ACCOUNTANTS

283A Bridge Rd

★ WWW.SCHNITZ.COM.AU



C. W. SCHEERER
1883 D.

COLES

kebab stick

LINGERIE PLEASURE PRODUCTS NOVELTIES DVD'S MASSAGE OILS

clay oven
INDIAN RESTAURANT AND BAR

Dine in and Take away
www.clayovenindianrestaurant.com.au

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LOW TRADING
RICHMOND TRADERS
TRADERS

CHARCOAL KILL

OPEN 7 DAYS

PH. 9428 7237
WWW.EROTICNIGHTSVIC.COM.AU

ROTIC
LINGERIE DVD'S
NOVELTIES MASSAGE OILS
PLEASURE PRODUCTS

CPA
AM'S PARTNERS
ACCOUNTANTS
CONSULTANTS
TAX
RETURNS
9428 4447

TCI TENEKETZIS

ROYAL BOTANIC GARDENS

AAMI Park

RODLAVER ARENA

MCG

FITZROY GARDENS

BRIDGE ROAD LIFESTYLE STRIP

279 BRIDGE ROAD RICHMOND

- OSTER
- TOFU SHOP
- gorman
- 7 ELEVEN
- MENZ CLUB
- AQUILA
- SUBWAY
- ON DA
- Deko Boko

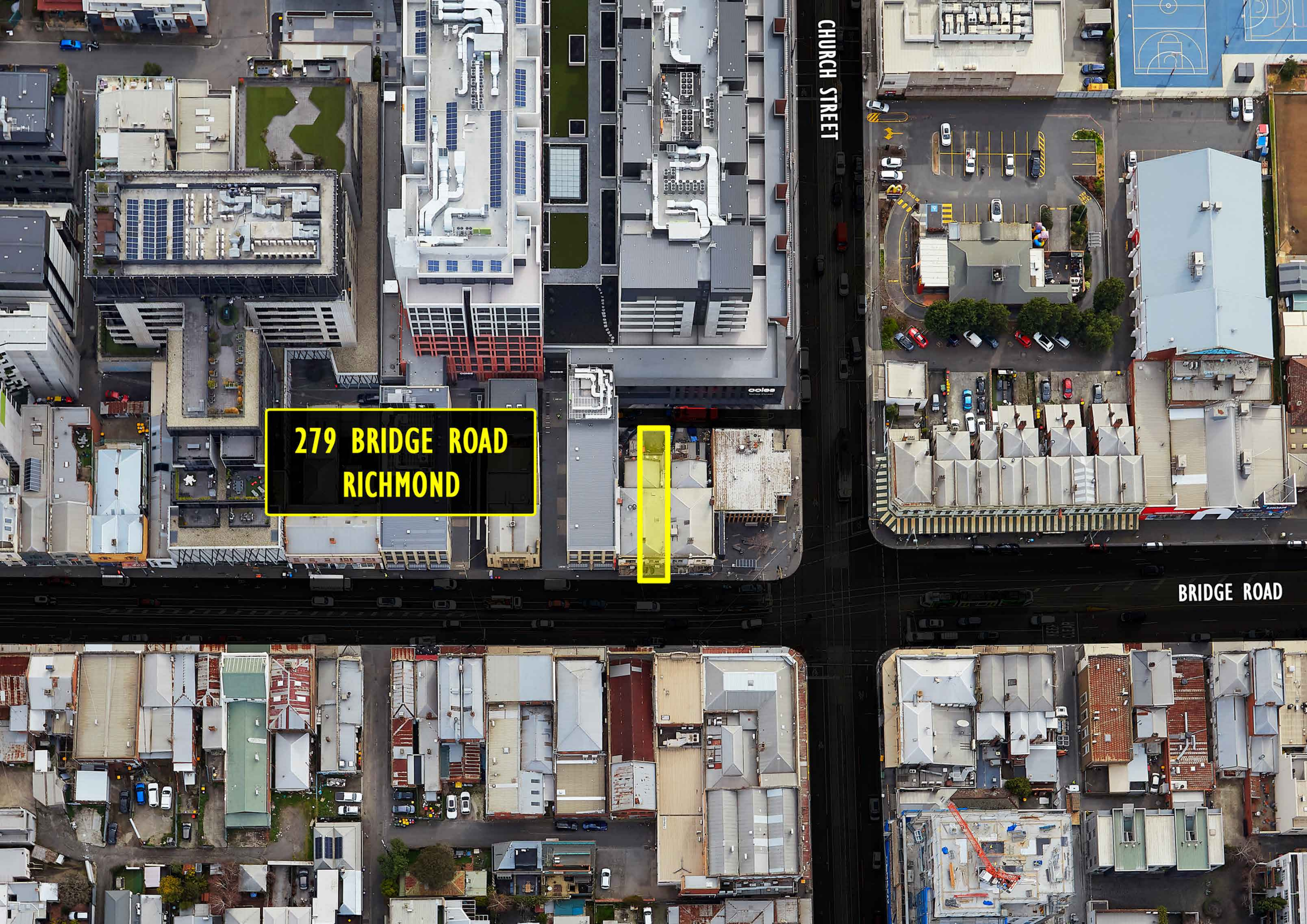
- Vlado's
- Epworth
- FIFTY ACRES
- otta
- Riche
- FREDERICKS FINE GROCER
- SUSHI & NOR
- SCHNITZ
- coles
- Silvio's

- CHEMIST WAREHOUSE
- SMOKEY CHOOKS
- Laikon DELICATESSEN

- AU
- BUBBA PIZZA
- I LOVE DUMPLINGS

BRIDGE ROAD

CHURCH STREET



**279 BRIDGE ROAD
RICHMOND**



CHURCH STREET

BRIDGE ROAD

279 BRIDGE ROAD - LEASE

TENANT

- Erotic Night Investments Pty Ltd

TERM

- 5 Years from 1 March 2020

RENT

- \$52,531.20 PA + Outgoings + GST

SECURITY BOND

- One (1) Month's rent plus GST

REVIEWS

- 2.5% PA

NOTES

- The lease has no further options
- This property has been operating as an adult store for circa 32 years and counting

NAUGHTY OR NICE? MATURE AUDIENCES ONLY

WARNING – VIEWER DISCRETION IS ADVISED

We've all heard the saying... it's the world's oldest profession/industry. Is it really? Does it really matter? The point remains, adult products have been in our marketplace as far back as anyone can remember and there's a reason for it... It's essential!

It's recession proof... It's pandemic proof... It's every type of proof, you can think of.

Let's look at the facts, specifically with 279 Bridge Road. Can you think of another Bridge Road property, or any property generally for that manner, that has been operated day in day out, for just under 32 years by the same type of business? Think about it... If you had purchased this property when it was last sold in 1990 as an investment – you would have had continuous rent payments, without a single day's loss of rent or rent free, for over three decades.

Couple this with the changes taking place on Bridge Road and we dare you to name a better investment!

All you have to do is look right next door. Grocon's Richmond Quarter has replaced Richmond Plaza and by doing so, has created a destination, rather than a limitation. The biggest factor holding back Bridge Road is now gone... replaced with a brand new Coles Supermarket, 386 build to rent apartments, offices and specialty retail stores such as Au79. It's only a matter of time until these tenancies spill over onto Bridge Road, bringing better quality shops and better quality tenants.

Look up the road and you'll see Peppers Melbourne Richmond – an 80 room hotel nearing the end of construction. Change is afoot and staring you in the face... This is your opportunity to join today, prior to the forthcoming shift, at 'Richmond Plaza' prices, not 'Richmond Quarter' prices...

We ask you... is this opportunity naughty or nice?

279 Bridge Road is an outstanding shop and dwelling, with a business that has been in operation for over 30 decades. Brilliant investment or future owner occupier opportunity. Separate entrances/access for the shop and dwelling, with rear access and parking.

Sold subject to existing lease (expiry end February 2025).

Site 140m²* – Building 230m²*.

For Sale by Expression of Interest Closing 22 September 2.00pm.

For further information to arrange an inspection, please contact our exclusive sales team.

BRILLIANT SHOP AND DWELLING NEXT TO 'RICHMOND TRADERS'



coles

RICHMOND
COLES VINTAGE CELLARS
DEMARK'S FRESH FOOD & DELI
DANNING'S FRESH RANGE BUTCHERS
COBB LANE BAKERY
A179 CAFE
BULL CANTREEN
BUSH & NORI
GONG CHA
GALTY GENESIS
TRADERS

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TRADERS

kebab stick

GRILL KEBAB RESTAURANT

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ROTIK
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NOVELTIES MASSAGE OIL
PLEASURE PRODUCTS

WITH THREE DECADES AND COUNTING BUSINESS TRADING



WARNING

VIEWER DISCRETION IS ADVISED

THIS PROPERTY CONTAINS ADULT PRODUCTS, NOT SUITABLE FOR MINORS, WHICH DESPITE BEING BLURRED, ARE POTENTIALLY VISIBLE/RECOGNISABLE

**Sincerely
TCI Property**



COLES

G. W. SCHEELE
1893 D.

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COLES
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kebab stick

ADULT EROTIC CENTRE

OPEN 7 DAYS

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H.A.I.T. SECURITY

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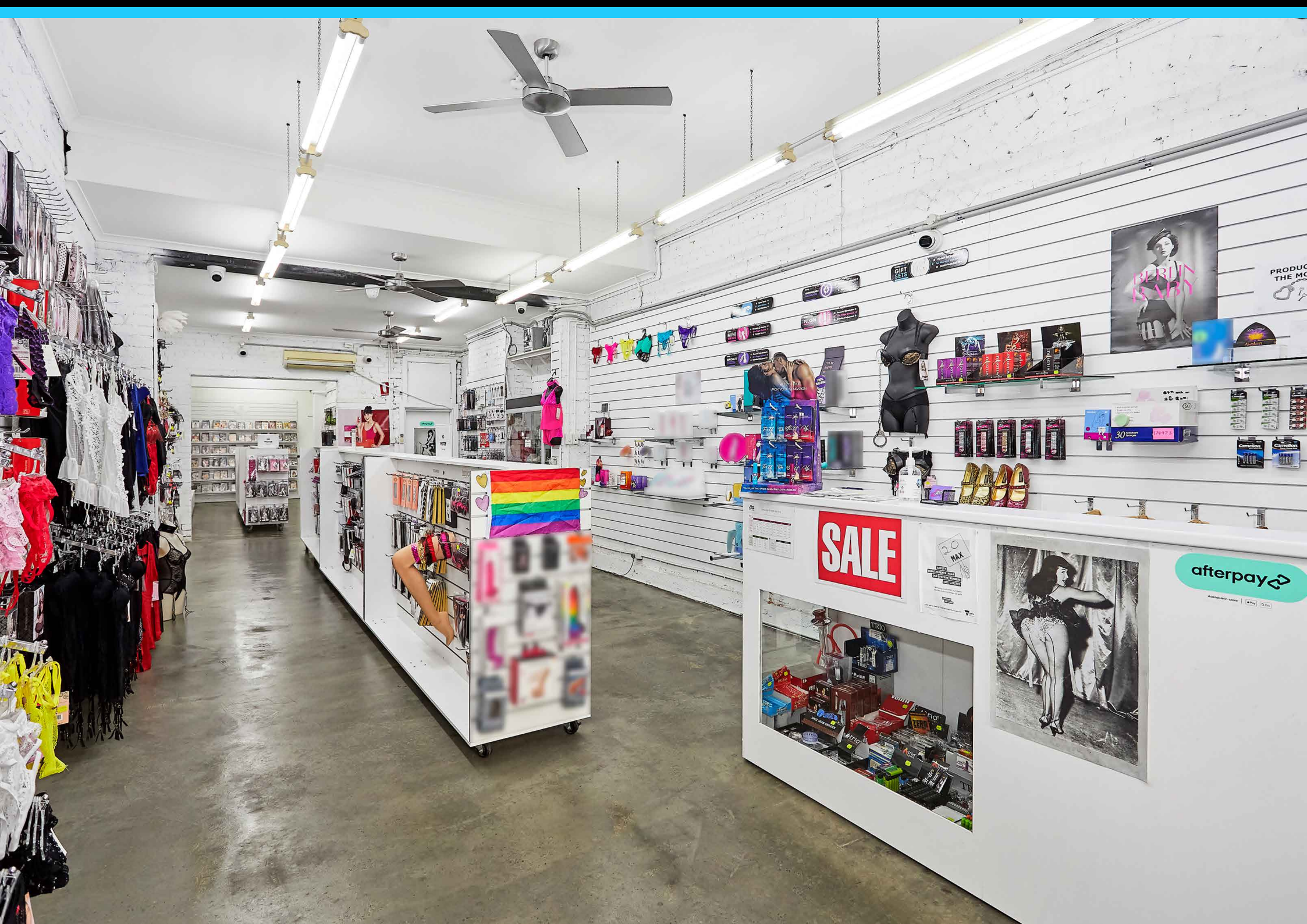
CHAPATA GRILL



EROTIC NIGHTS ADULT CENTRE
OPEN

EROTIC NIGHTS
LINGERIE • DVD'S
NOVELTIES • MASSAGE OILS
PLEASURE PRODUCTS

EROTIC NIGHTS ADULT CENTRE



SALE

afterpay



20 MAX

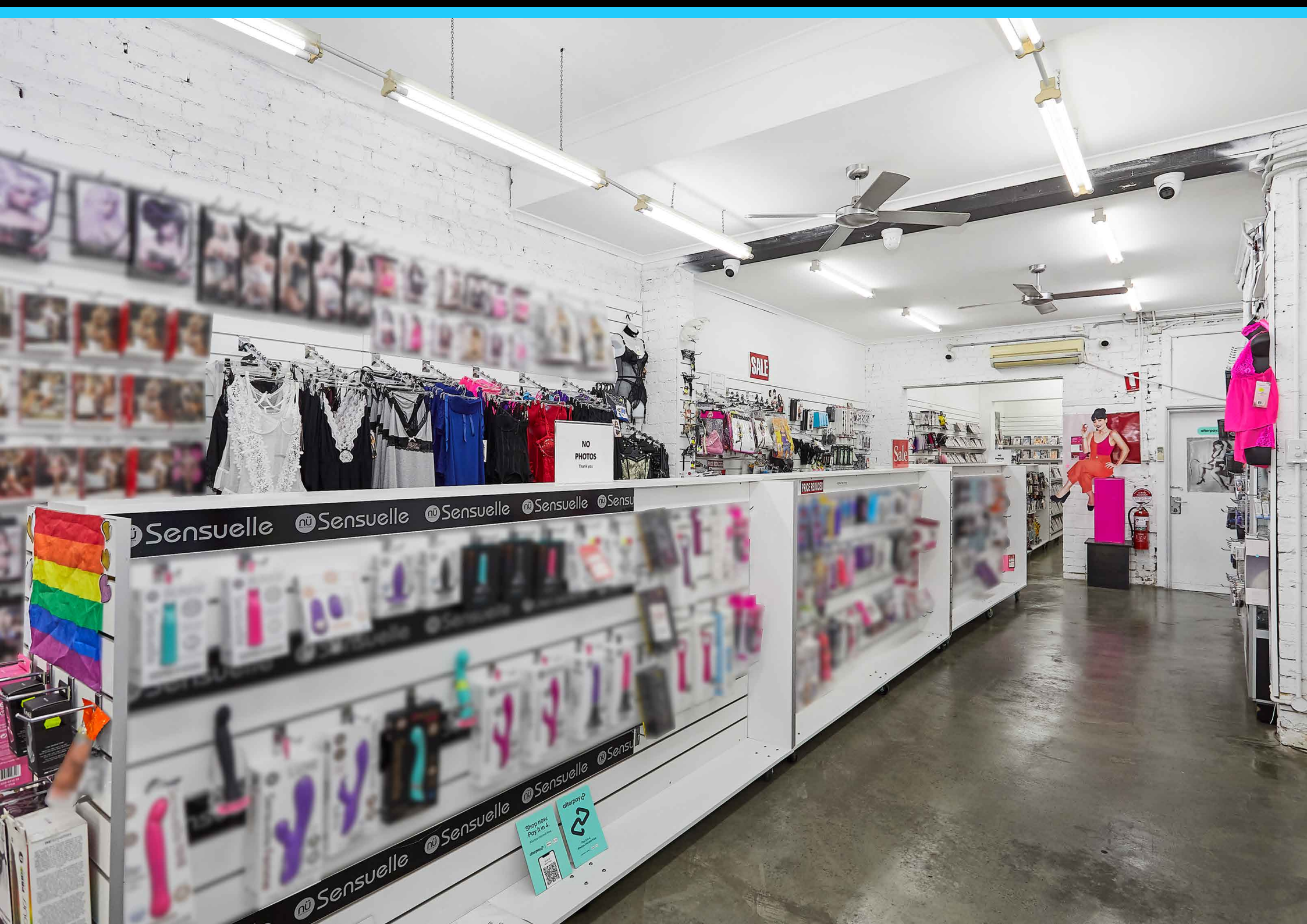
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Camellion

30





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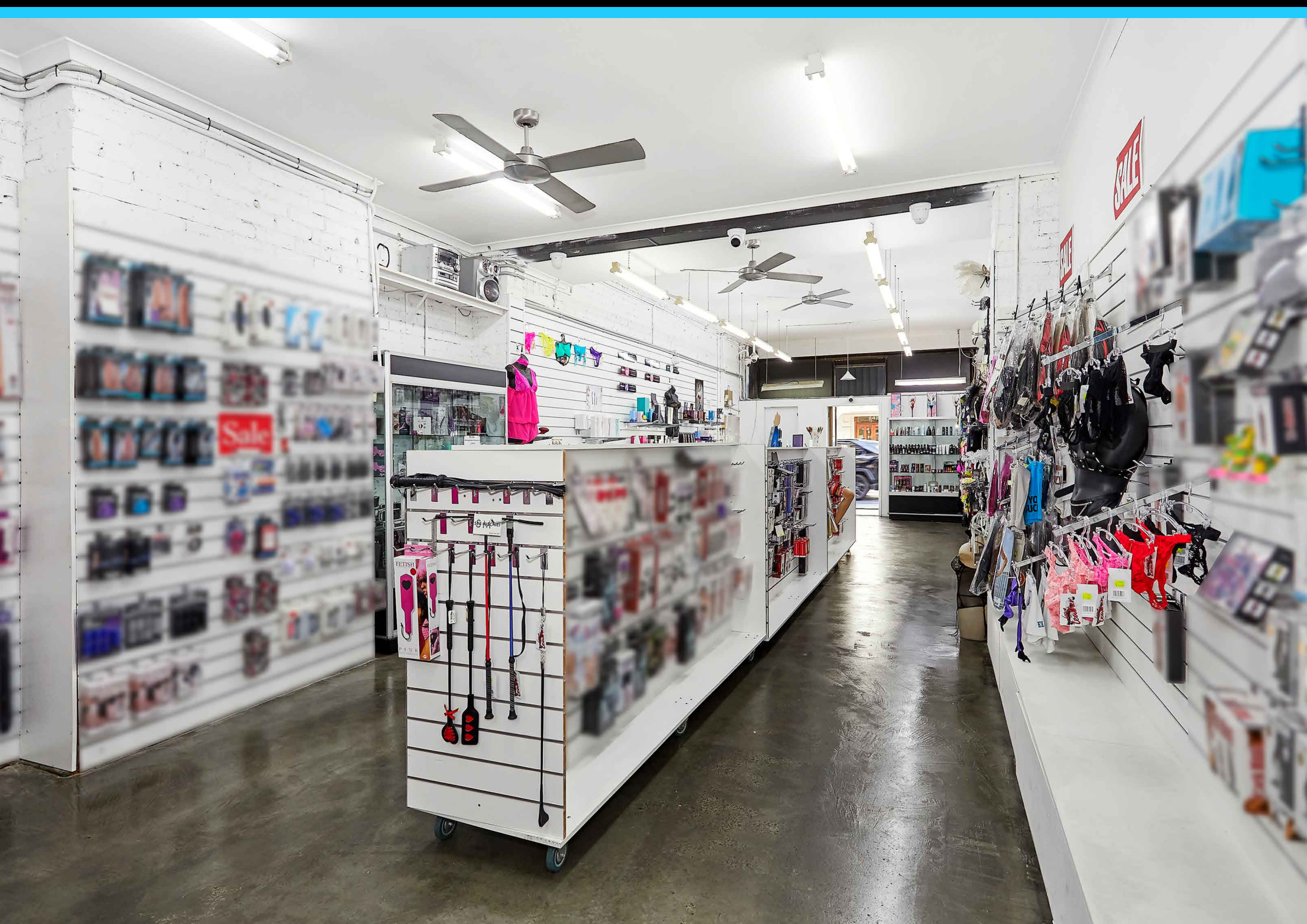
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Thank you.

SALE

Sale



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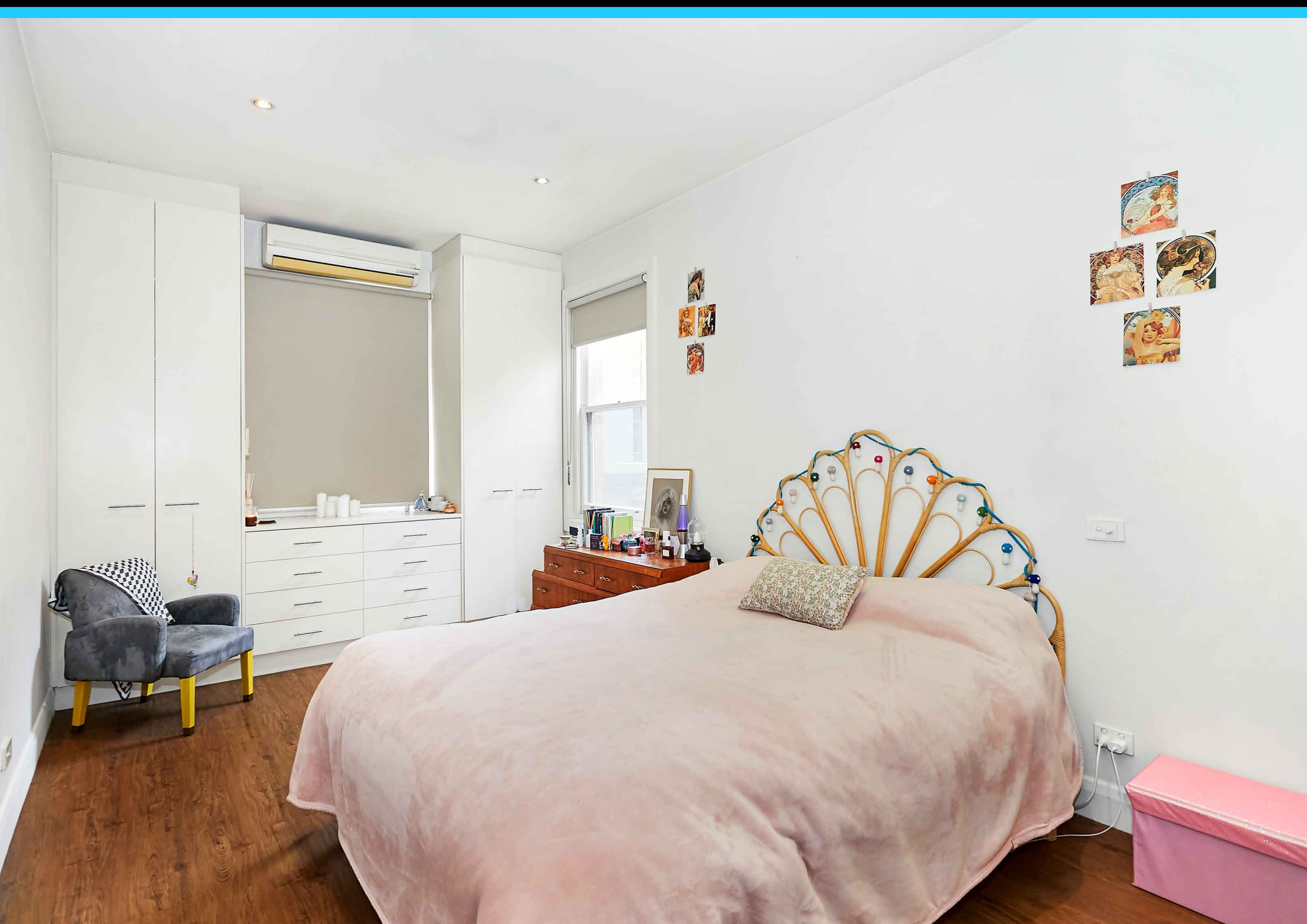
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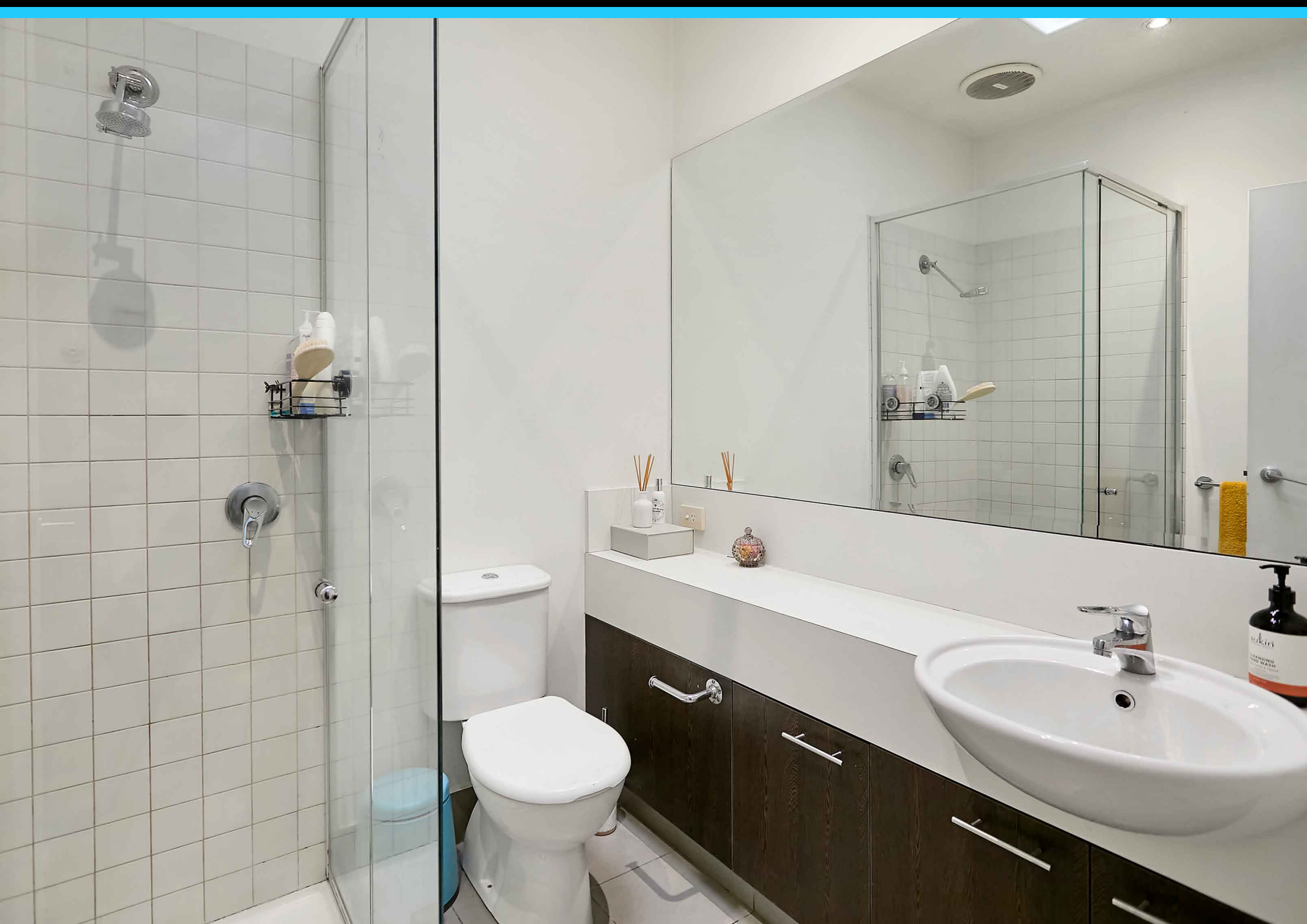


STEPWAY

RECYCLING
KERRIMORE
1000-1000









**ON ONE OF MELBOURNE'S FINEST
CITY FRINGE LOCATIONS**

LAIKON DELI



MINAMISHIMA



VLADOS



THREE ONE 2 ONE

BREAKFAST
LUNCH
DINNER

ST. DOMENICO
ITALIAN RESTAURANT

DENTIST

Wesley Norman

Wesley Norman

CITY BEST
BURGER & BREADWORKS

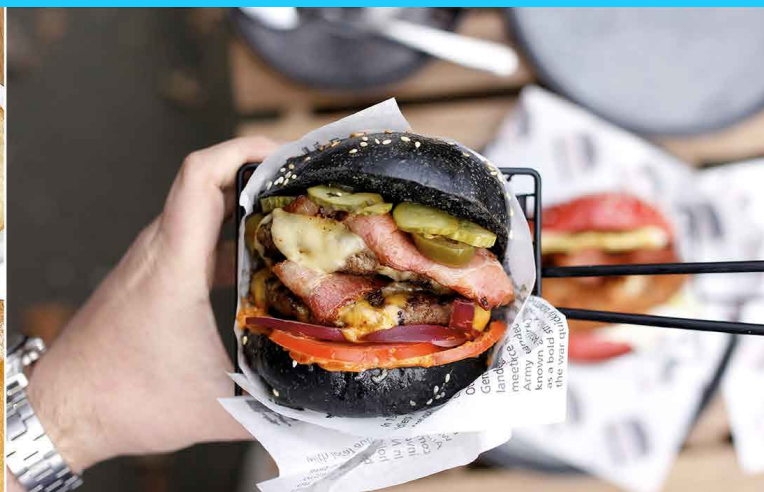


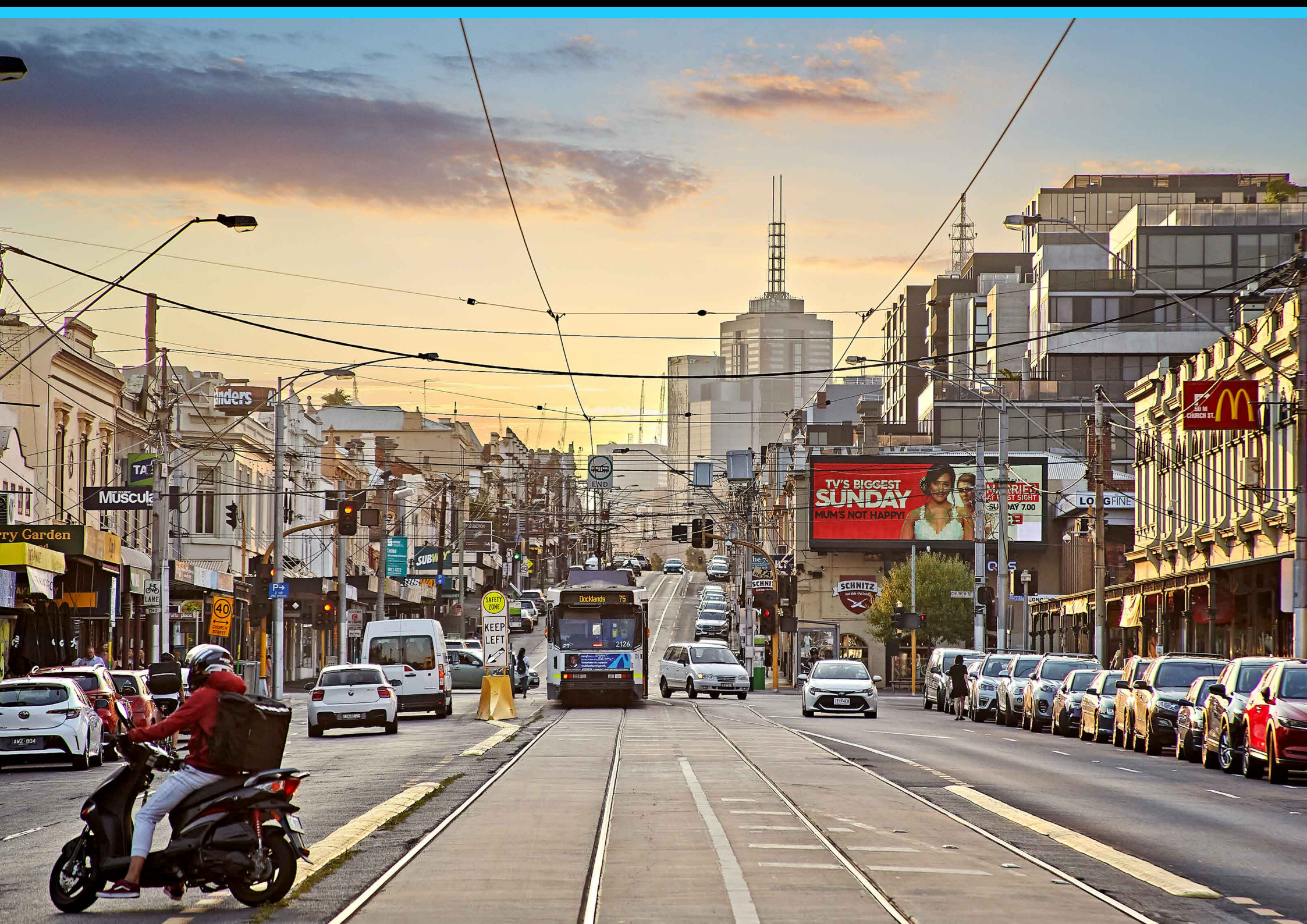


PANINI CO

BURGERTORY

BURNLEY BREWING





Anders

Muscula

erry Garden

LANE

40

P

SAFETY ZONE
KEEP LEFT

END

Docklands 75
2126

TV'S BIGGEST SUNDAY
MUM'S NOT HAPPY

ST SIGHT
SUNDAY 7:00

LO GFINE

SCHNITZ

McDonald's

AVZ-804

17840

CHURCH ST

LANE



SCHNITZ



ANCHOVY



SMOKEY CHOOKS





coles

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kebab stick

GRILL KEBAB HSP

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9421 7000
tesk

PHARMA

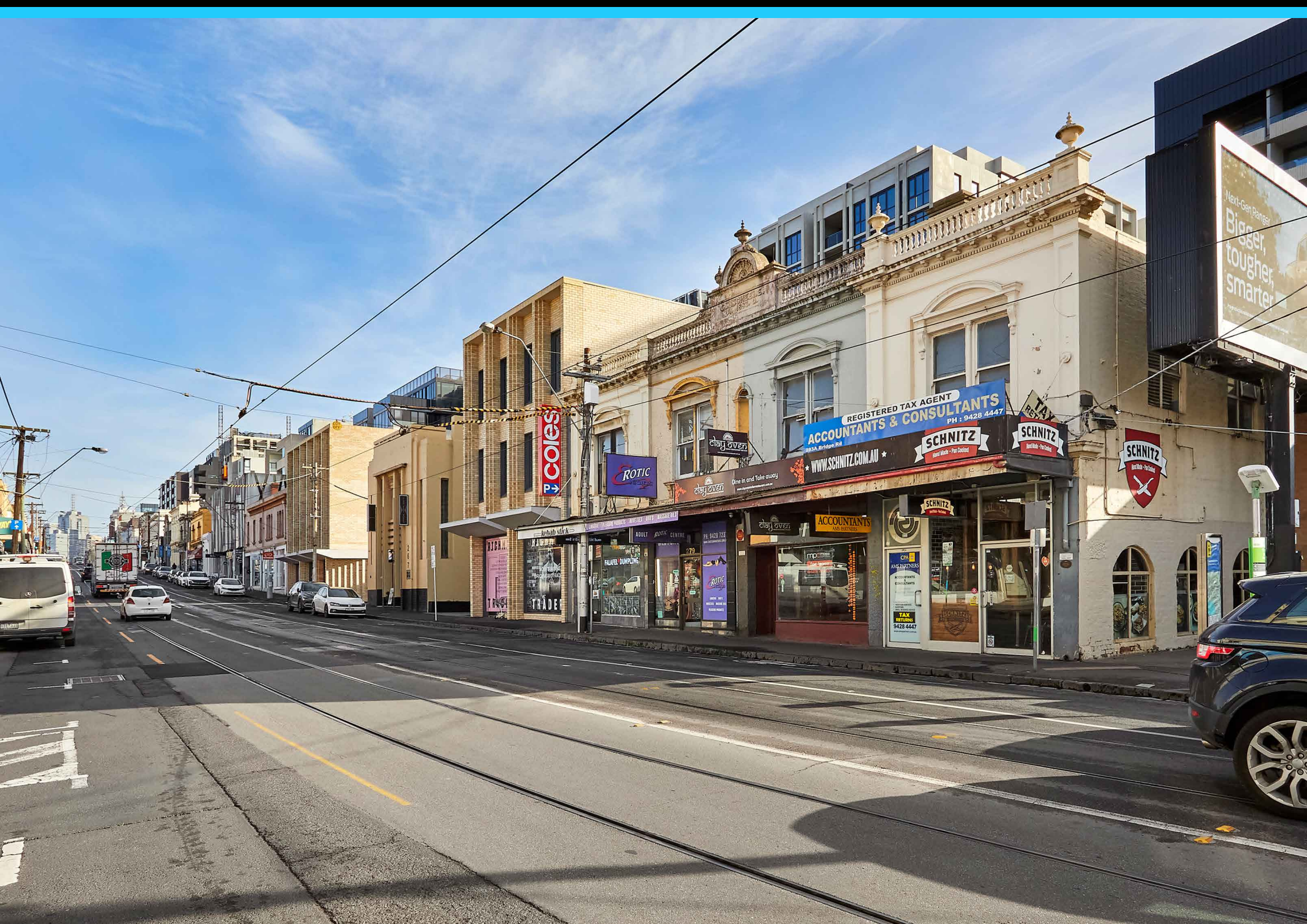


FIFTY ACRES

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AU 79





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Bigger,
tougher,
smarter

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Alex Teneketzis 0401 555 770

