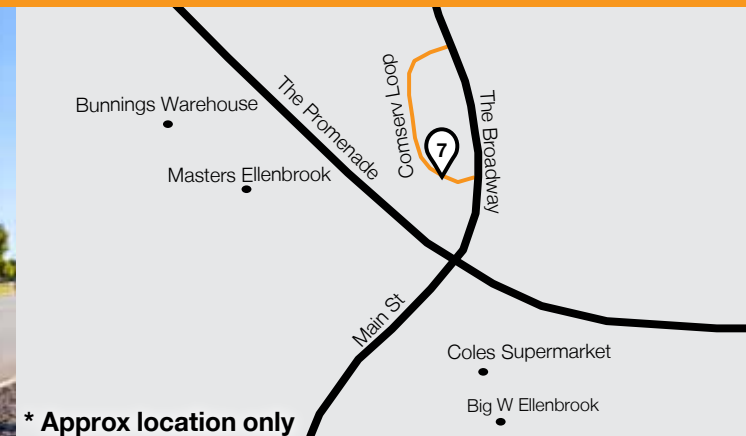


**Leased Investment
Anchored by Automotive Giant**

Ellenbrook, WA
7 Comserv Loop

**Auction at Parmelia Hilton Hotel Mill St, Perth
11am (WST) Wednesday, 22nd June 2016**

- Anchored by Repco expiring October 2033
- Repco is Australia and New Zealand's largest re-seller and supplier in the automotive parts and accessories market
- Complimentary second tenant, automotive electrician (25% of income)
- Superb location in tightly held commercial precinct in Ellenbrook which is one of Australia's fastest growing locations
- Freehold site of 1,556sqm*
- Substantial tax depreciation benefits. Building completed in 2007
- Easily managed investment with outgoings recoverable from Repco
- Net income \$95,677* pa + GST
- Includes 5 year termination clause



Introduction

Burgess Rawson is pleased to offer for sale by "Public Auction" a great opportunity to secure a long term leased investment with an international A grade anchor tenant.

Location

Ellenbrook is located 25km North of the Perth CBD and is one of the fastest growing areas in Australia. The property is situated amongst other national brands such as Tyrepower, Automasters, Autobahn, Bridgestone Select, Supercheap Auto and is located just 650m from the Town Centre of Ellenbrook.

Improvements

The property consists of a modern, freestanding concrete tilt panel constructed building with an approx building area of 736sqm. There is 24 on site car bays.

Title Details

Lot 3854 on Deposited Plan 41689 Certificate of Title Volume 2569 Folio 938.

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Land Details

Land Area	1,556sqm*
Frontage to Comserv Loop	38 metres*

Zoning

The City of Swan advise that the property is zoned 'LPS17 - Special Use'.

Lease Details

The property is fully leased with a total net income of \$95,677* pa. Please refer to selling agents for further information.

Auction

The auction will be held at the Parmelia Hilton Hotel Mill Street, Perth at 11am (WST) on Wednesday, 22nd June 2016. Interstate bidding is available upon request. The successful bidder will be required to pay a 10% deposit on fall of the hammer with the balance at settlement being the 22nd August 2016.

Goods and Services Tax

The property is sold as a 'Going Concern'.

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