



8A Balmoral Avenue SPRINGVALE

Blue Chip investment opportunity

*This premises is located in a well-known landmark in Springvale CBD, popular among the locals and high foot traffic, most are buy to hold, so don't miss this golden opportunity.

- * Renewed lease August 2021 term 5 years + 1 x 5 years further term.
- * August 2022 increase fixed 3%, and subsequent years 4% fixed annual increase
- * Market review ?further term
- * Tenant pays all outgoings (except landlord tax)
- * Floor Area: 64 m2 (approx).
- * Multi-storey public car parking at rear.

Terms: 10% deposit
Balance: 60 days

Council Rates: \$4,185.00/year (approx)
Water Rates: \$900.00/year (approx)
Strata Rates: \$3,600.00/year (approx)



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