



1/11 Lynton Place SCORESBY

Bottle Shop and Casual Bar in Scoresby Village Shopping Centre

Welcome to an exciting investment opportunity in the heart of Scoresby Village Shopping Centre! This vibrant establishment is a cherished part of the community, attracting locals and visitors alike with its inviting atmosphere and array of offerings. Here are the highlights:

Located within the well-known Scoresby Village Shopping Centre, this establishment benefits from high foot traffic and regular clients. Patrons can easily access a variety of shops, authentic cuisines, and essential services all in one convenient location.

Aesthetic appealing, while ample on-site parking provides added convenience for customers.

Enjoy a steady rental income with the current lease term already in place.

- Commenced: 04/10/2016
- Initial Lease Term: 1 year
- Further Terms: 3 years + 5 years + 5 years
- Fixed Annual Increase: 2.5%
- Market Review for New Further Term
- Tenant is responsible for paying all outgoings

The shop floor area spans 130m², with an additional 2 accessory units totaling 31m², providing ample room for business operations and potential expansion.

Council Rates: \$4,600.00/year (approx)

Water Rates: \$350.00 p/q



Tony Le

0412 133 378



Harpreet Sandhu

0434 373 899

1/11 Lynton Place, SCORESBY

