



Excellent investment opportunity ideally located on Princes Highway.

**Lease details:**

- \* Leased to Nando's Australia Pty Ltd (National Tenant)
- \* Current rental of \$82,400 pa net
- \* 6 year initial Lease from 1/5/07 with two 6 year options
- \* Annual rental increases
- \* Bank Guarantee

**Other Features:**

- \* Current permit for a 76 seat cafe/restaurant
- \* 8 car spaces on title with ample common car spaces
- \* Excellent Building Depreciation Allowances
- \* Architect designed with rooftop terrace
- \* Extensive quality fitout

**Price** : POA  
**Building Size** : 435 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/clayton/commercial/retail/5860825>