

**Please contact agent for Price**

Retail: 🛏 - 🛋 - 🚗 -

1/102-114 Gladsville Bvd, Patterson Lakes, 3197



### **PRIME INVESTMENT RETAILS SHOP - Restaurant**

\* Chinese Restaurant \* 156m2 approx lettable area \*Long Lease \*High Yield

Situated at a highly sought after Patterson Lakes Shopping Centre (approx 44 shops), up market Chinese restaurant with long lease are available for sale, will suit astute investor.

- Fully equipped Chinese Restaurant
- Tenant's installation
- 2 years current term left
- 2 option of 5 years (12 years in total)
- Tenant pay all outgoings
- Rental \$78,000 net
- 4% increase annually
- 5% yield

For more information call Andy on 0418 383 678.

Floor Area: 156 m<sup>2</sup>

Land Area: 156 m<sup>2</sup>

Zone: commercial Zone1

Current Rent: 78000

#### **Features:**

- Close to Transport
- Access Roads

#### **Inspection Time**

Please call for Private inspection

#### **Agent Details**



Andy Ng - Camberwell Office

Phone: (03) 9889 1666

Mobile: 0418 383 678

Email: andy@exceland.com.au

Address:

1373 Toorak Road, Camberwell, VIC  
3124