



## Single Freehold - Solid Investment!

18 Scoresby Road, BAYSWATER, VIC 3153

Investment (Industrial, Showroom), Industrial, Showroom

Property ID: 8022

Price: \$1,200,000 Rent: N/A

Building: 602m2 Land: 1066m2



## MAIN ROAD FRONTAGE - SINGLE FREEHOLD

I am delighted to offer this property for sale. A solid investment with an excellent tenant.

The lease commenced in 2017 for four years expiring 2021. Two further terms of four years each.

The factory/warehouse is approx 602 sqm and a land area of approx 1066 sqm. The property also offers a front office/reception area and 2nd office. New kitchenette, male and female toilets and on site car parking.

Current rental of \$58,907.76 plus outgoings.



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### Additional Features

#### Features

**Occupancy:** Tenanted: Available on request

**Commenced:** 2017

**Yield:** 5%

**Lease Term:** four years

**Bonds / Guarantees:** yes

**Rent Review:** annual by 3%

**Roller Doors:** yes

#### Outgoings

**Outgoings Payable:** payable by tenant

**Water Rates:** payable by tenant

**Council Rates:** payable by tenant

**Owners Corp. / Insurance:** payable by tenant

### Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Scoresby Road	0	602m2	1066m2	\$1,200,000	N/A