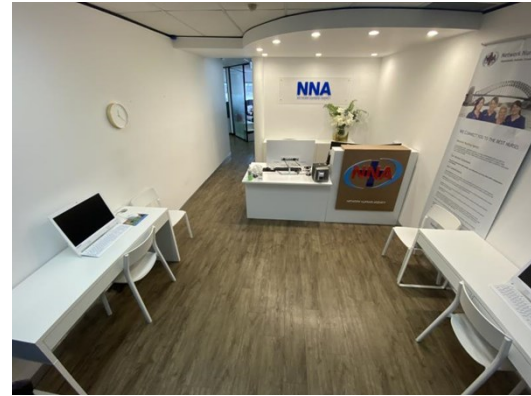




For Sale



26-30 Atchison Street St Leonards

Level 1 Suite 9

LOCATION:

Look no further for the perfect investment opportunity! Unit 9, 26-30 Atchison St offers the potential for a high yielding, long-term, set and forget investment. Both the under-construction Crows Nest Metro + St Leonards Train Stations are within 300 metres of the property, providing convenience for employees and strong growth potential.

Take advantage of this highly sought-after location, within one of the Department of Planning Priority Precinct/Growth Areas; situated seconds from a major future retail hub of St Leonards (St Leonards Square + The Landmark developments)!

DESCRIPTION:

- Underdeveloped Building
- Strong rental returns
- Car space in a prime St Leonards area

Unit 9 is currently the beneficiary of long-term tenants "Network Nursing Agency". This is a brilliant opportunity to secure a strong rental return, with over three years left to run on the existing lease. The return will only strengthen with 3.5% annual increases each year.

The 145 sqm corner office features a beautiful fitout, incredible natural light from both major street frontages (Atchison + Mitchell St), disabled access, easy access to amenity and a car space on title. Well-renowned cafe "The Moody Chef" is the prime retail offering on the building's doorstep.

Key features of this property include:

- Incredible fitout with Suite entrance right outside lift
- Strong rental returns

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

PRICE:	\$
AREA:	145.00 sqm
OUTGOINGS:	
PARKING:	1 car space
COMMENTS:	
NABERS RATING:	N/A
CONTACT:	

Lachlan Worthington
0421 777 889
Lachlan.Worthington@propertyfox.com.au

Sydney CBD
Suite 8.03
Level 8, 14 Martin Place
Sydney NSW 2000

Sydney North
Suite 12
Level 1, 67 Christie Street
St Leonards NSW 2065

Sydney West
Ground Floor
79 George Street
Parramatta NSW 2150



Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



For Sale

- Three (3) years left to run on lease (3.5% reviews – expires 31 July 2023)
- Car space in a prime St Leonards area
- Incredible location to new Crows Nest Metro + St Leonards Train Stations
- Development upside within the building (medium to long term)
- Incredible commercial building with disabled access
- Corner suite with two sides of light fronting Atchison St + Mitchell St
- Three street frontages to the building (adds to development potential - STCA)
- Strata Area: 145 sqm + 1 car space 16 sqm on title = 161 sqm

Existing fitout includes:

- Corner office with amazing natural light
- Four glass partitioned offices/boardroom to suit a multitude of users
- Reception area
- Open plan area
- Beautiful finishes

Tenant: Network Nursing Agency Pty Ltd

Lease Commencement: 1st August 2018

Lease Term: Five (5) years

Lease Expiry: 31st July 2023

Rent Reviews: 3.5%

Net Income from 1 August 2020 (Post Settlement): \$76,592.63 + GST

Outgoings (Paid by Lessee)

Please contact the exclusive listing agent, Lachlan Worthington for an inspection.

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

Sydney CBD

Suite 8.03
Level 8, 14 Martin Place
Sydney NSW 2000

Sydney North

Suite 12
Level 1, 67 Christie Street
St Leonards NSW 2065

Sydney West

Ground Floor
79 George Street
Parramatta NSW 2150

