



## 731 High Street Thornbury VIC



### EXPRESSIONS OF INTEREST.

Superbly renovated Victorian master piece with secure tenants for the next 10 years, now into their 2nd term.

CURRENTLY LEASED AT \$66,000 PA ON A 5X5X5 YEAR LEASE WITH 4% INCREASES PER ANNUM. PLUS OUTGOINGS.

This beautiful 1880s masterpiece will impress with its CORNER LOCATION and fabulous fit out.

Currently comprises of 8 main rooms.

Downstairs there are two large open plan dining areas with adjoining covered outdoor dining area, along with a Central service bar and industrial kitchen plus WC.

Upstairs comprises of three large offices again covered balcony and is fitted out with separate kitchen, bathroom and storage.

Originally a fitted dwelling.

Currently leased with excellent tenant with secure 3 year

**Price** : EXPRESSION OF INTEREST  
\$1,800,000 to \$2,000,000  
**Building Size** : 200 sqm  
**Land Size** : 200 sqm  
**View** : <https://www.hollandprice.com.au/sale/vic/north/thornbury/commercial/retail/6547164>



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.



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