



## 197-205 Brisbane Street, Perth WA

### KEY INFORMATION

#### Address

197-205 Brisbane Street, Perth WA

#### Price

OFFERS INVITED

#### Type

Commercial / Retail

#### Land Area

N/A

#### Build Area

546 sqm

#### Car Spaces

N/A

#### Listing Type

Sale

**MULTI-LOT SALE:** 5 Ground floor Strata lots on the corner of Brisbane Street and Lake Street PERTH WA 6000.

Lots 1, 2 & 3 are currently leased to two restaurants requiring a buyer to buy all 3 lots as a bundle. One tenant is on a monthly lease allowing an Investor to renegotiate a new lease or an owner-occupier to purchase and occupy the restaurant.

The lots feature corner exposure to Brisbane Street and Lake Street with a combined street frontage of approximately 40sqm.

Combined Strata Area: 375sqm

Lot 1 & part lot 2: Leased to 'Phi Yen Vietnamese' on a monthly holdover.

Lot 3 & part lot 2: Leased to "Peasants Paradise" expiring 30 Nov 2025 with 5-year option to renew.

Combined Rent: \$116,523.54 pa net + GST

Outgoings: \$25,762.00 pa + GST

Price: All Offers Invited

Lot 4 is currently leased to "Hair Boss" who have operated from the premises since Aug 2012 (11+ years). The current tenure expires on the 19th of August 2027 with a 5-year option to renew. The property features direct street exposure to Lake Street.

Strata Area: 85 sqm

Current Rent: \$35,803.21 pa net + GST

Outgoings: \$9,221.00 pa + GST

Price: All Offers Invited

Lot 5 is being sold with vacant possession. This is a fantastic opportunity for an owner-occupier to secure a tenancy in a high-profile location that has good exposure. The property will suit a large variety of operators including but not limited to cafe, Food, Retail and office (STCA)

Strata Area: 86 sqm

Level 1, 18 Perth All Offers Invited  
Nedlands WA 6009

T (08) 9386 9981

All Strata Lots are zones Local Centre under the City of Vincent Town Planning Scheme

No.2

All Strata Lots are being sold by way of: Offers Invited.

### AGENT INFORMATION



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Contact Shannon Swarts or Con Passaris to arrange an inspection or to request a detailed IM