



Sold

27 Johnston Street, Collingwood VIC



A JOLLY GOOD INVESTMENT

This boutique hospitality space is located at the street level of Atelier, a beautifully crafted hotel and residential development designed by renowned architects Cox Architecture and brought to you by the exceptional team at GurnerTM . With a classic redbrick façade and New York style steelwork windows the space embraces the streetscape and creates an alluring invitation to dine and enjoy.

Feature include:

- > 10-Year Lease to established Fitzroy hospitality operator Jolly Good Sandwiches
- > Net annual income of \$70,000* + GST + outgoings
- > Fixed 4% annual increases
- > Prime 114sqm* premises with on-title car park
- > Permit for liquor licence (50 patrons)
- > Extensive Landlord fitout works including polished concrete flooring, cabinetry (including stone and stainless steel finishes), reverse cycle heating and cooling, 3 phase power, cool room and bathroom
- > Located next to the World-class Collingwood Arts Precinct (Collingwood Yards), this property is surrounded by fabulous retail stores, restaurants and cafes.

This is a quality property, and partnered with this high calibre tenant, presents itself as a once in a lifetime investment opportunity.

For further information contact the exclusive sales agents MIGLIC DEAN

Contract type	Sale
Property Type	Hotel/Leisure, Commercial
Price	UNDER OFFER!!!
Katherine Dean Owner Principal	0437 254 462
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