



# SOLD

## 6.94%\* RETURN - LONG LEASE A BARGAIN AT ONLY \$749,000

LONG TERM TENANT - STUNNING LOCATION

"HARLEY SEAFOOD TAKEAWAY"

First time available in over 16 years - leased to long term tenant

- Prime location overlooking the Broadwater - extremely popular weekend lunch spot
- 40m<sup>2</sup>\* tenancy PLUS 16m<sup>2</sup>\* alfresco exclusive use dining with stunning Broadwater views
- Harley Seafood has operated on the shores of the Broadwater in Labrador since 1945 and has traded successfully in its current location since 2004
- The long term tenant has a 3 + 3 + 3 year lease - Commencement March 2020
- Rent is \$52,000pa + GST (Tenant pays all outgoings) providing 6.94% return
- Adjacent to Baskin Robbins and other busy eateries
- 120\* public seats and tables across the road on the boardwalk and public jetty

THE OWNERS ARE SERIOUS TO SELL AND WILL CONSIDER CLOSE OFFERS!

PRICED TO SELL AT \$749,000 - 6.94% RETURN

Contact Exclusive Agent For Further Details;

Wayne Devenport  
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\* APPROXIMATELY

0 BED | 0 BATH | 0 CAR

PRICE:  
\$732,000

OPEN FOR INSPECTION:  
N/A



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