

6B & 6C, Green Street Thomastown, VIC 3074



INFORMATION MEMORANDUM

For Sale

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Opportunity

GA Industrial & Commercial is pleased to offer for sale these 2 tenanted properties on separate titles.

PROPERTY

6B & 6C, Green Street, Thomastown, VIC 3074

ZONING

Industrial 1 Zone (IN1Z)

SITE

Floor: 601 sqm*



Property Highlights

ONE PRICE TWO PROPERTIES

- 2 Separate titles
- Tenanted to one business
- Rental income \$72,000 + GST
- All outgoings payable by the tenant as per RLA
- Lease expiry – 17 December 2029
- No further terms

Building 6B – 259*sqm

Building 6C – 342* sqm

Nestled between Settlement Road and Metropolitan Ring Road, just a throw away from popular High Street and positioned in a tightly held industrial pocket, these 2 properties on separate titles, are sold as one for the first time in over 35 years.

Currently tenanted until December 2029, the retail tenant wishes to stay longer should the opportunity arise. Low maintenance warehouses, plenty of office space, A/C throughout, concrete floors, very low OC fees, current rental of \$72,000 plus GST plus outgoings with 3% / year increase.

- 4.5* - 5*m internal height
- Parking on site
- Truck access
- 3 Phase power

* approximate

NOTE: The tenant wishes to take up longer lease terms if available, even 15 years in terms.

Market review will bring the rental up to date as the tenant is currently on “mates’ rates”. Current combined market rental for these premises should be \$95,000 P/A plus GST plus outgoings.

If vacating, the tenant must reinstate the premises, including removal of all mezzanine space.

Outgoings & Rental Estimate

Rent: \$72,000 per annum for the first year of the **term** and thereafter reviewed in accordance with Item 13.

Term of the lease:

5 years, 17 December 2024 - 17 December 2029

Outgoings payable:

100% of all building outgoings as per Retail Leases Act

Permitted use:

Factory printing rosettes and sashes – Retail use

Fixed review date(s) and percentage or fixed amount increases:

3% on 17 December 2025, 17 December 2026, 17 December 2027 and 17 December 2028

Location

Property	6B & 6C, Green Street, Thomastown, VIC 3074
Location	Nestled between Settlement Road and Metropolitan Ring Road, just a throw away from popular High Street
Zoning	Industrial 1 Zone (IN1Z)

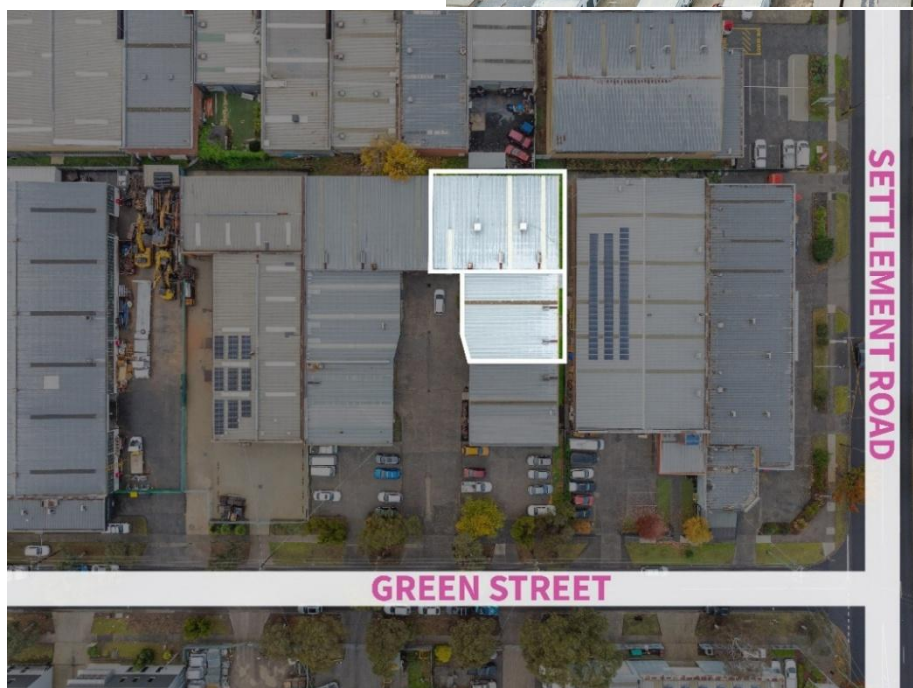
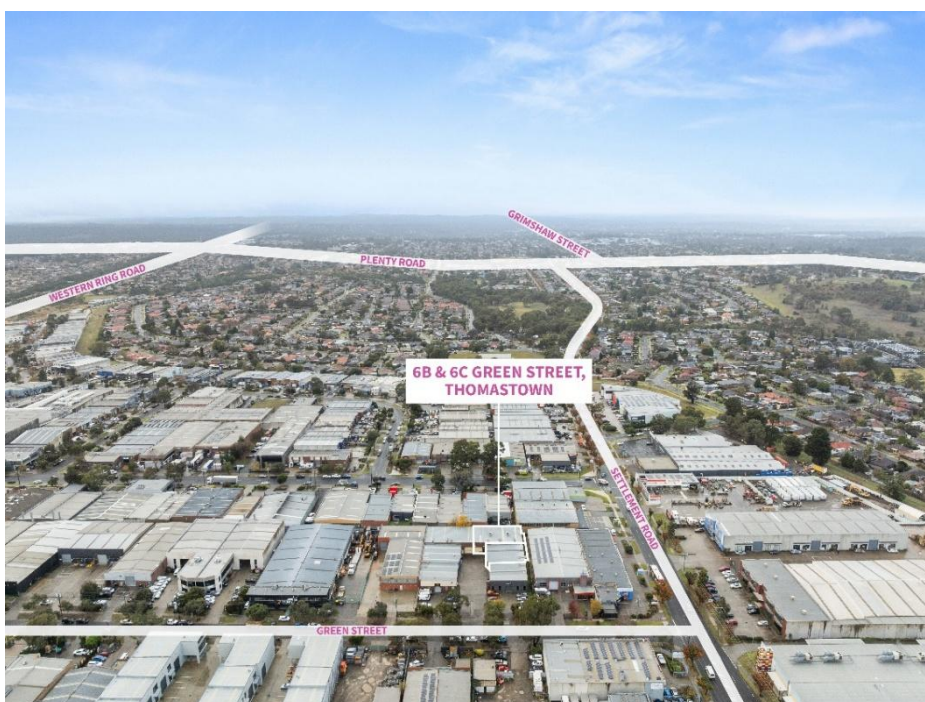


Photo Gallery

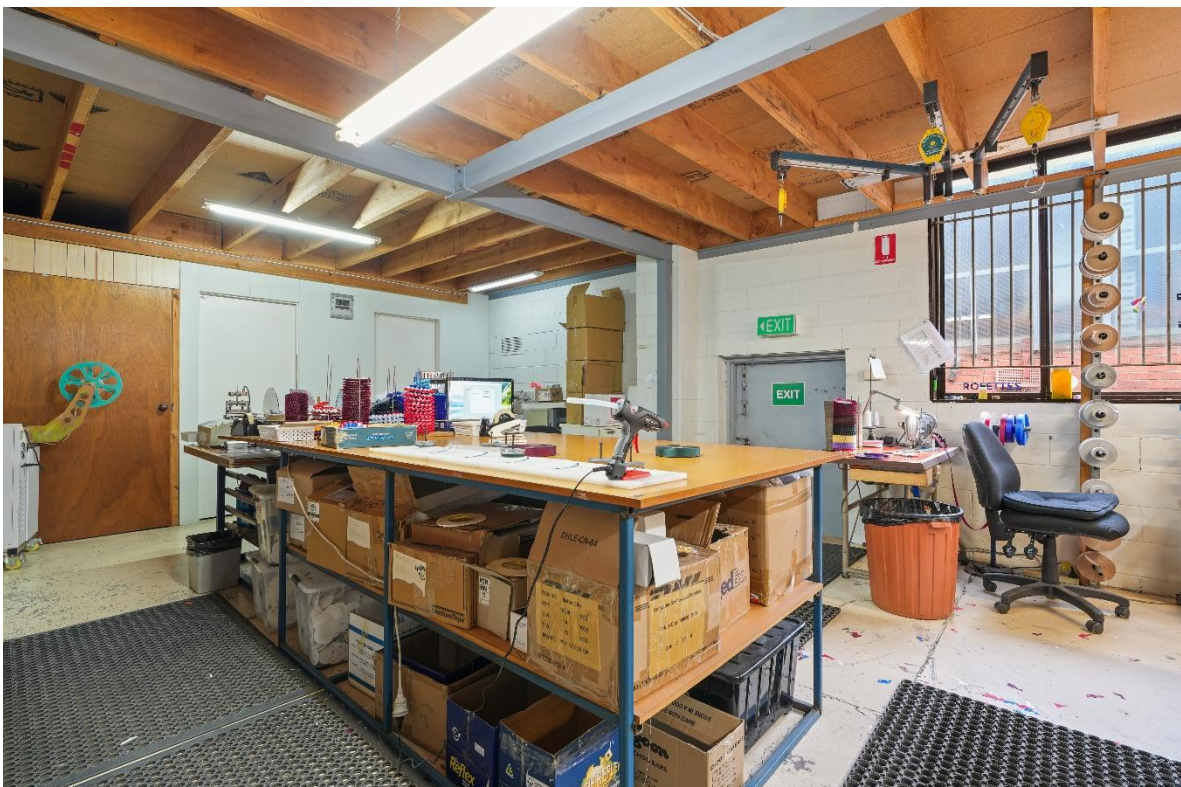


Photo Gallery



Photo Gallery



Photo Gallery

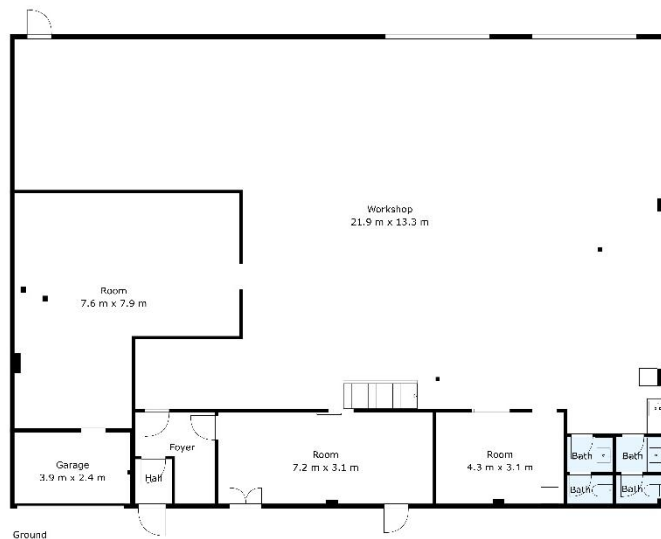
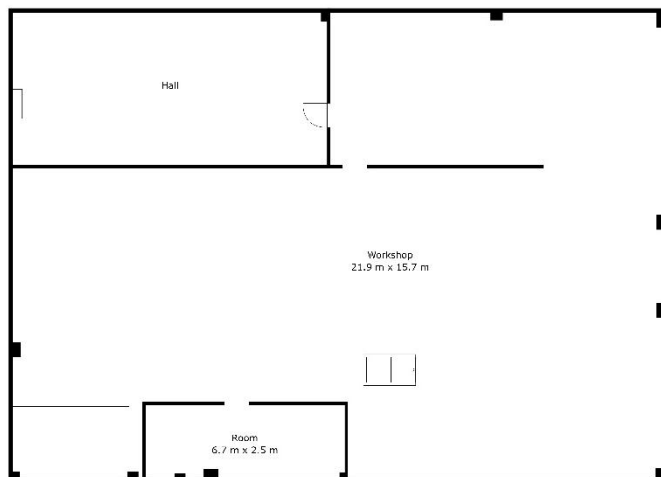


Photo Gallery



Floor Plans

BUILDING 6C Green Street



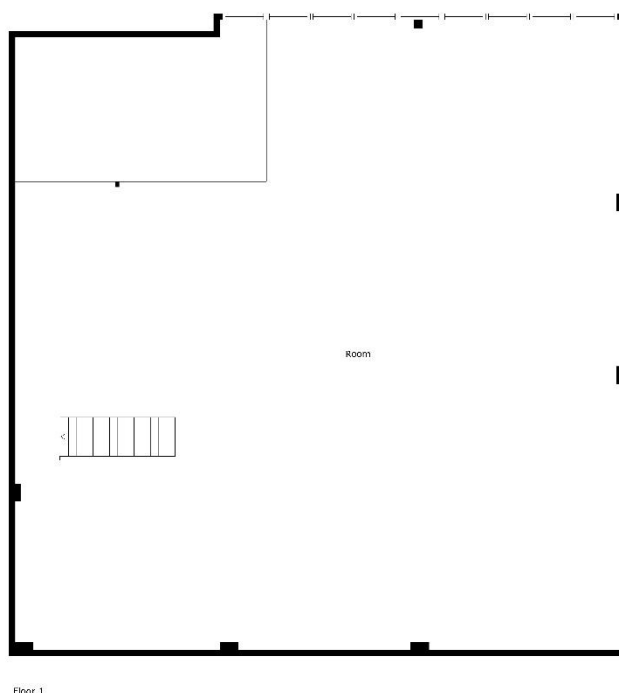
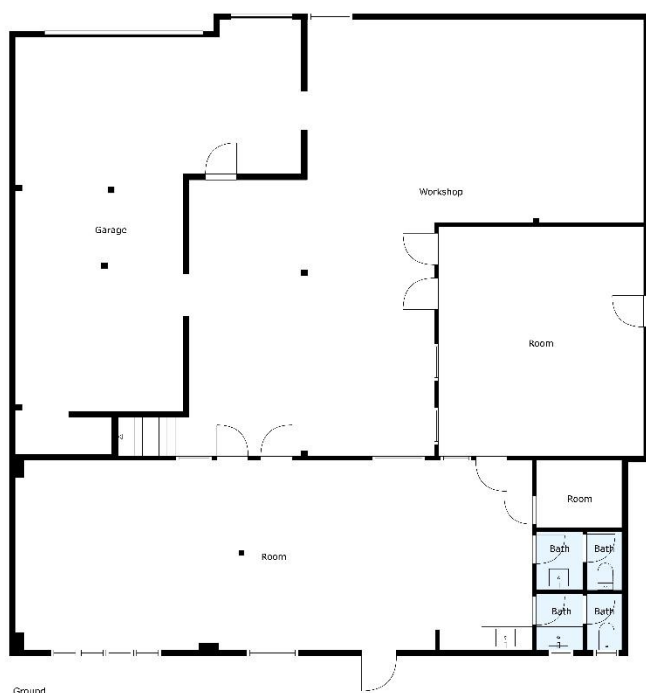
TOTAL: 685 m²

GROUND: 342 m², FLOOR 1: 343 m²

Created By Estate Studios Pty Ltd. This Floorplan Is For Illustrative Purposes Only.

Floor Plans

BUILDING 6B Green Street



Planning Report

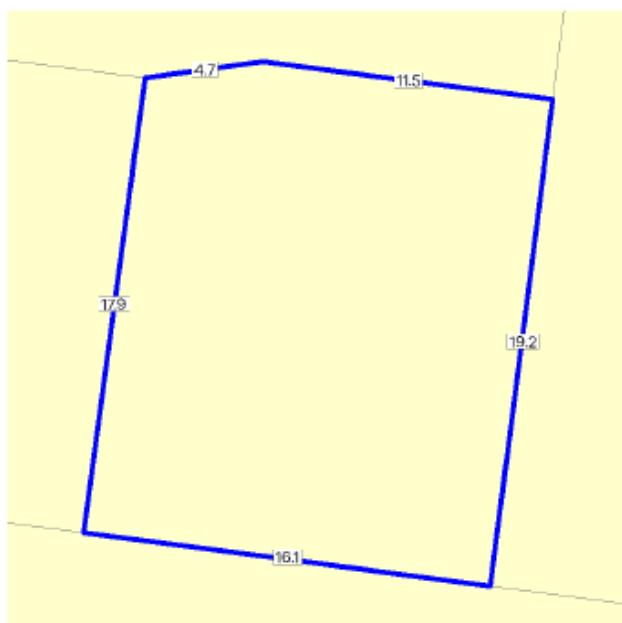
PROPERTY DETAILS

Address: **6B GREEN STREET THOMASTOWN 3074**
 Lot and Plan Number: **Lot 6B PS411086**
 Standard Parcel Identifier (SPI): **6B\PS411086**
 Local Government Area (Council): **WHITTLESEA**
 Council Property Number: **426403**
 Directory Reference: **Melway 9 E11**

www.whittlesea.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 305 sq. m

Perimeter: 69 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

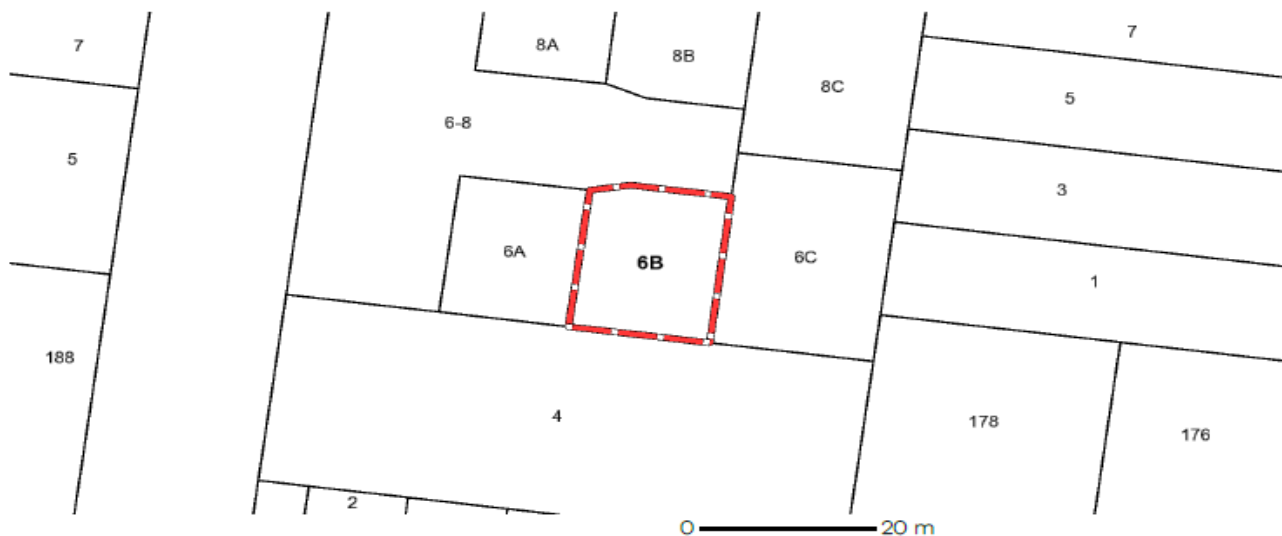
Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Yarra Valley Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **AUSNET**

STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **THOMASTOWN**

Planning Report

Area Map



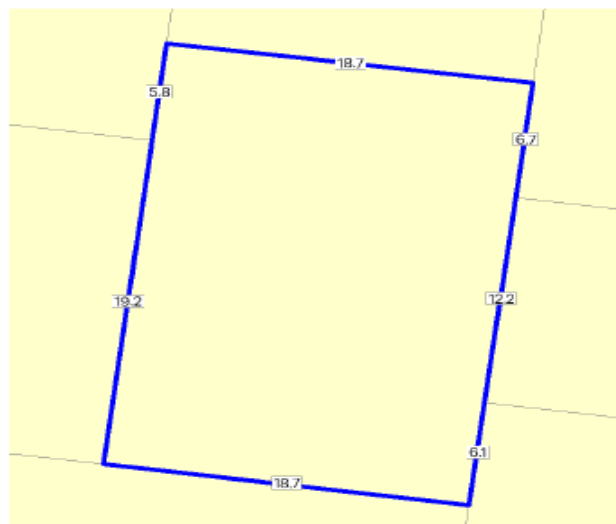
PROPERTY DETAILS

Address: **6C GREEN STREET THOMASTOWN 3074**
 Lot and Plan Number: **Lot 6C PS411086**
 Standard Parcel Identifier (SPI): **6C\PS411086**
 Local Government Area (Council): **WHITTLESEA**
 Council Property Number: **426411**
 Directory Reference: **Melway 9 E11**

www.whittlesea.vic.gov.au

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 467 sq. m

Perimeter: 87 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above

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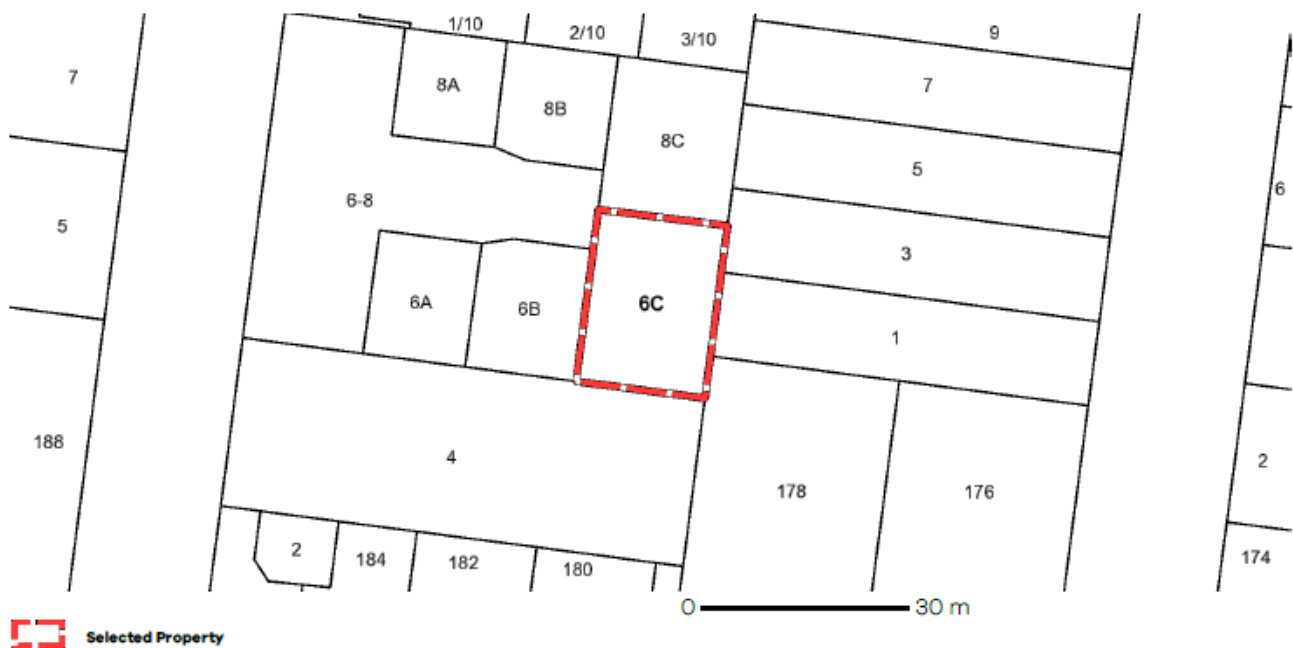
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STATE ELECTORATES

Legislative Council: **NORTHERN METROPOLITAN**
 Legislative Assembly: **THOMASTOWN**

Planning Report

Area Map



Method of Sale

Both properties are offered for sale by private negotiation, exclusively by

GA Industrial & Commercial Pty Ltd

- The properties are sold subject to the existing lease.
- No GST is payable on this sale
- We are seeking a 10% deposit.
- **Settlement terms: 30/60/90 Days**
- Section 32 and Contract of Sale available upon request.
- Inspections: strictly by appointment only.

Exclusive Sales Agent

For further information or to arrange an inspection,
please contact Gabriela Ammendola.



Gabriela Ammendola

Managing Director

Mobile: 0423 630 170

Email: gabriela@gaindustrial.com.au

Your Future success starts with a conversation

Contact us today for expert support

Disclaimer

This information is intended as a guide only and does not constitute advice. It does not form part of any offer or contract. Buyers should not rely exclusively on this information and must make their own enquiries to verify and satisfy themselves on all aspects of the information (including without limitation, any income, rentals, dimensions, areas, zoning, permits and/or other matters that may apply to the subject property)

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