



STRATHFIELD PARTNERS  
REAL ESTATE AGENTS

# 58 Tennyson Road, Mortlake (Breakfast Point)

INFORMATION MEMORANDUM

SP  
INCREDIBLE VALUE WITH  
UPSIDE FOR FUTURE  
REDEVELOPMENT STCA

AUCTION  
10th September 2022  
10:00am Online

INSPECT  
By appointment only  
Land Size: 200.2sqm

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# Executive Summary

Address	58 Tennyson Road, Mortlake (Breakfast Point)
Land Size	351.3 m²
Land Zoning	B1 - Neighbourhood Centre
Height Of Building	12 m
Floor Space Ratio	0.75 : 1
Potential Rental Income	\$220,000 PA + GST & Outgoings
Method of Sale	Auction
Auction Date	Saturday 1st October 11:00am Onsite
Inspect	Wednesday 6:00pm - 6:30pm



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**Fabrizio Pignataro**  
*Commercial Director*  
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# The Opportunity

*58 Tennyson Road, Mortlake*

## BREAKFAST POINT, INCREDIBLE OPPORTUNITY WITH UPSIDE FOR FUTURE REDEVELOPMENT (STCA)

Positioned directly opposite Breakfast Point entrance, next door to Palace Hotel, transport on your doorstep. The tri-level building comprises a fully equipped restaurant with basement parking and terrace plus a separate fully equipped coffee shop with outdoor seating. Only moments away from Mortlake Ferry, busses and car shop. A rare opportunity to secure a unique commercial building in a prestige location.

### Features:

- Combination of a café and restaurant in one setting
- Re-developed and refurbished 2 level building, basement parking
- Seating capacity of 150 people for the restaurant and 32 people for the café
- Outdoor dining on the first floor balcony and ground floor courtyard plus indoor dining areas
- Commercial kitchens, open bar, air conditioning, storage facilities, secure off-street parking
- Multiple male/female amenities plus disabled access via a passenger lift
- Bus stops are positioned directly opposite the premise, short walk to Mortlake ferry and the Putney Punt
- Facilities have have excellent chef hat potential

Land Size: 351 m<sup>2</sup>

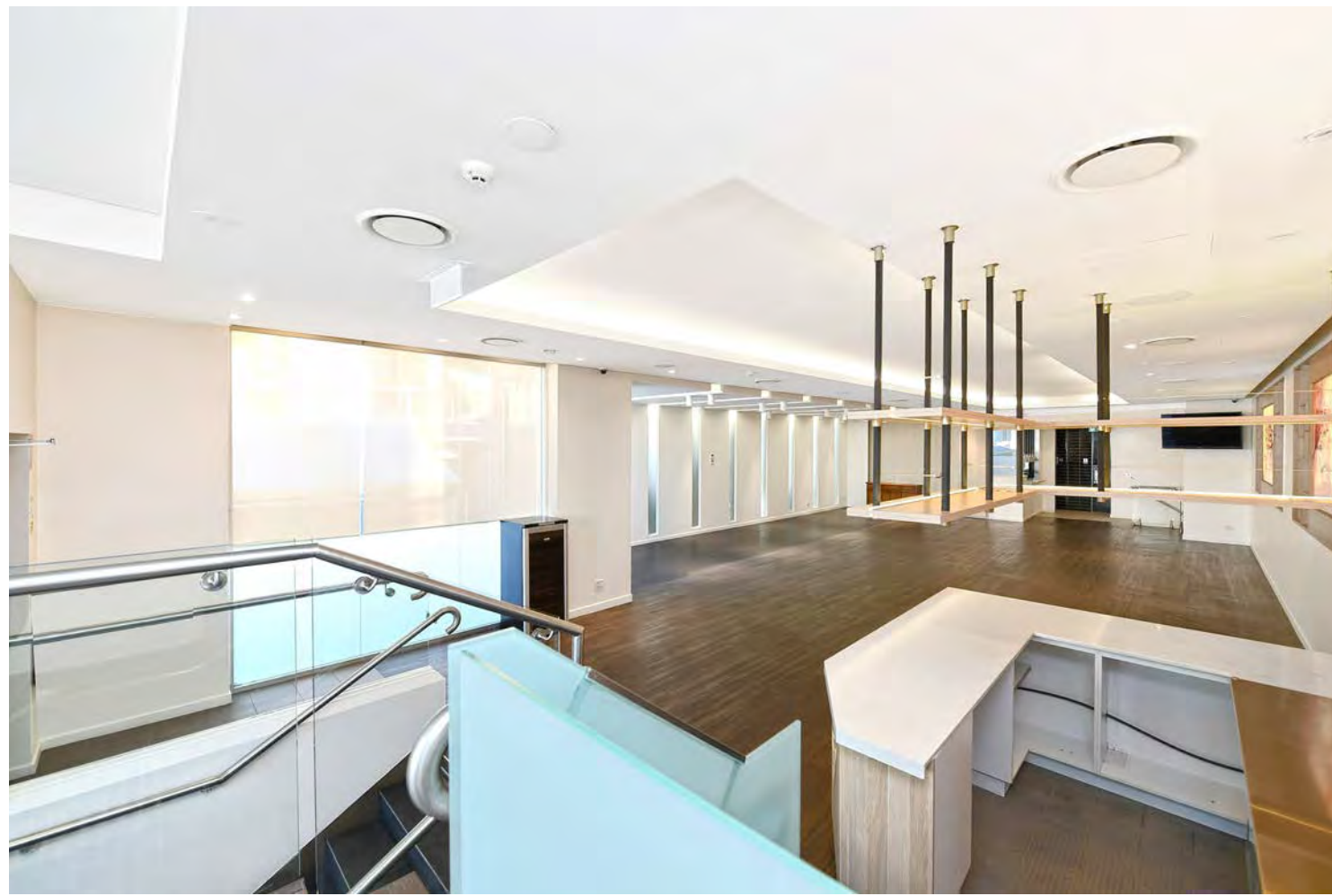
Potential rental return: \$220,000 PA + GST & Outgoings





















# Leasing Schedule

Address	Tenant	Internal Area	Lease Commence	Lease Expire	Increase	Rent (Month) Includes GST	Rent (Month) Without GST	Net Rent (Year) Without GST	Outgoings	OPTION
58 Tennyson Road, Mortake	IVTECH SOLUTIONS PTY LTD	451sqm	24/05/2017	23/05/2022	5%	\$17,456.23	\$15,869.30	* \$190,431.60	Water Rates	5 Years

\* During COVID

# Forecast

Address	Tenant	Internal Area	Lease Commence	Lease Expire	Increase	Rent (Month) Includes GST	Rent (Month) Without GST	Net Rent (Year) Without GST	Outgoings	OPTION
58 Tennyson Road, Mortake	TBC	451sqm	TBC	TBC	5%	\$20,166.66	\$18,333.33	\$220,000.00	TBC	TBC

# Outgoings Per Annum

Council Rates\$2,300.00 PA

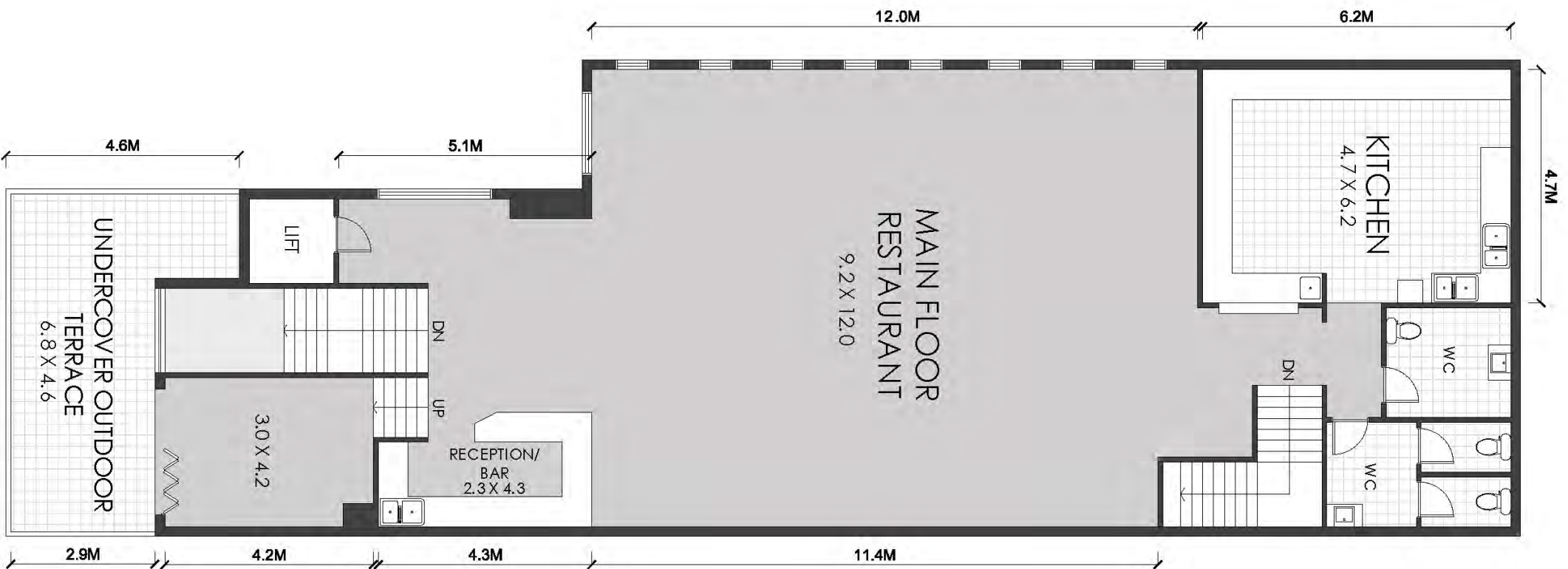
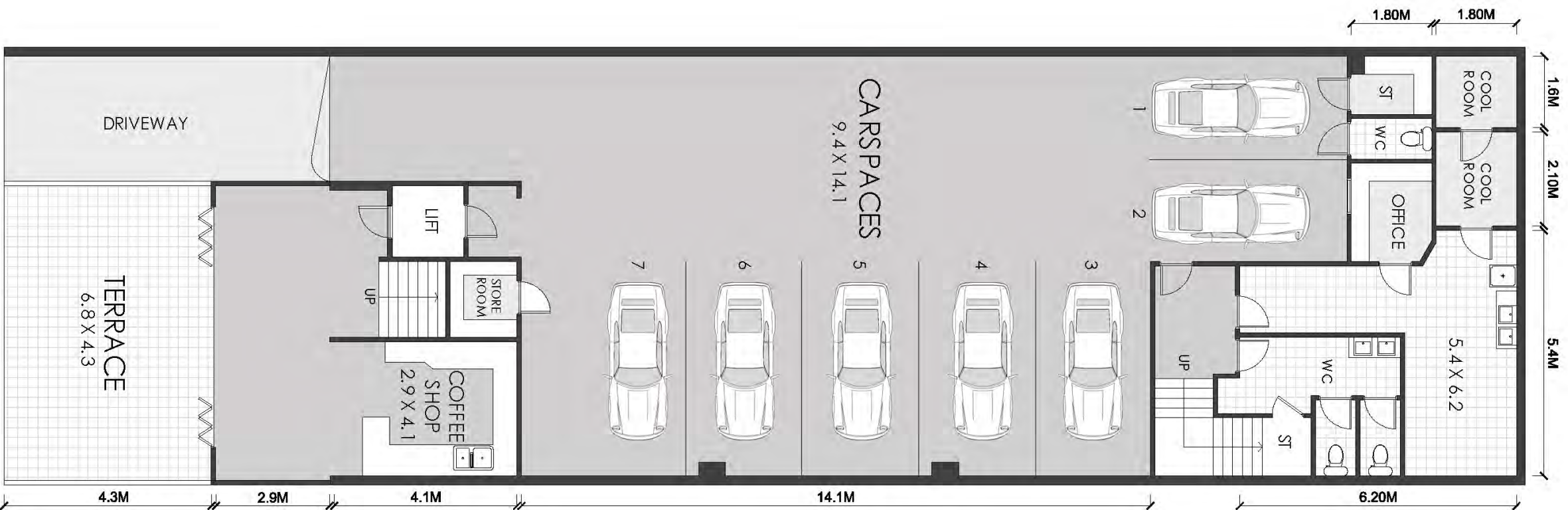
Water Rates\$3,896.96 PA

Land Tax\$3,044.00 PA

Total\$9,240.96 PA







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58 Tennyson Road, Mortlake

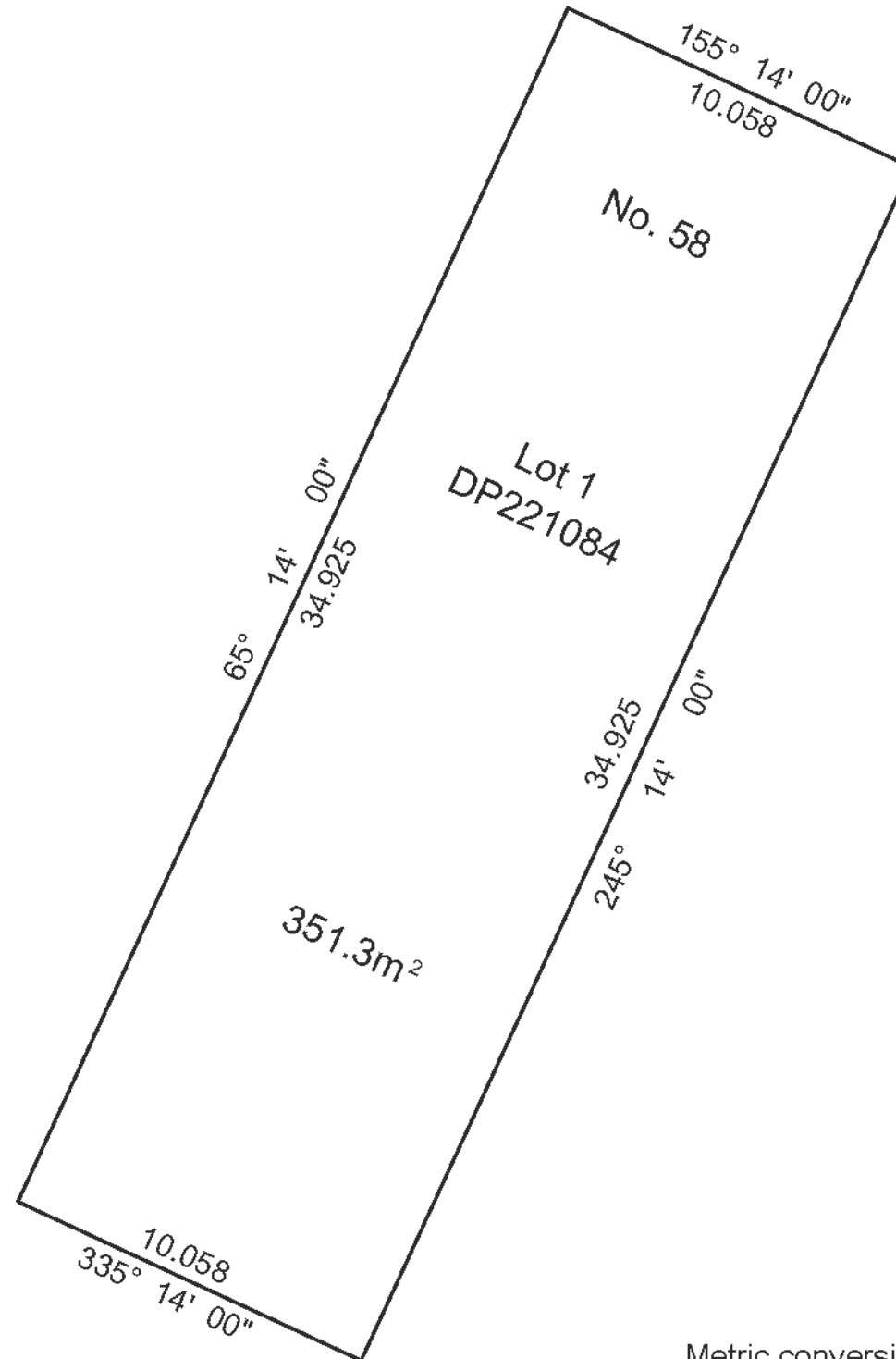
APPROX. AREA SIZE	
Ground Internal	237 sqm
First Floor Internal	214 sqm

**WARNING: DISCLAIMER** This information is not to be relied upon. It is strictly used for marketing and illustration purposes only. All measurements are approximate. Not to scale. No liability accepted. You must rely on your own inquiries and seek advice from your solicitor. Floor plan by cnkplan@cnkplan.com.au/ www.cnkplan.com.au





Tennyson Road



Metric conversion of Lot 1 in DP221084



# Disclaimer

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# 58 TENNYSON ROAD

MORTLAKE (BREAKFAST POINT)



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