

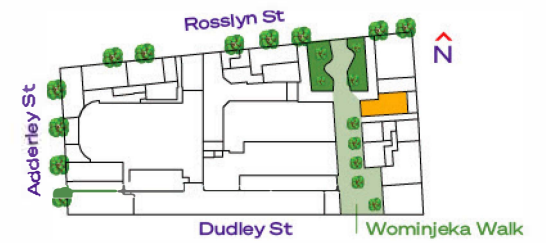
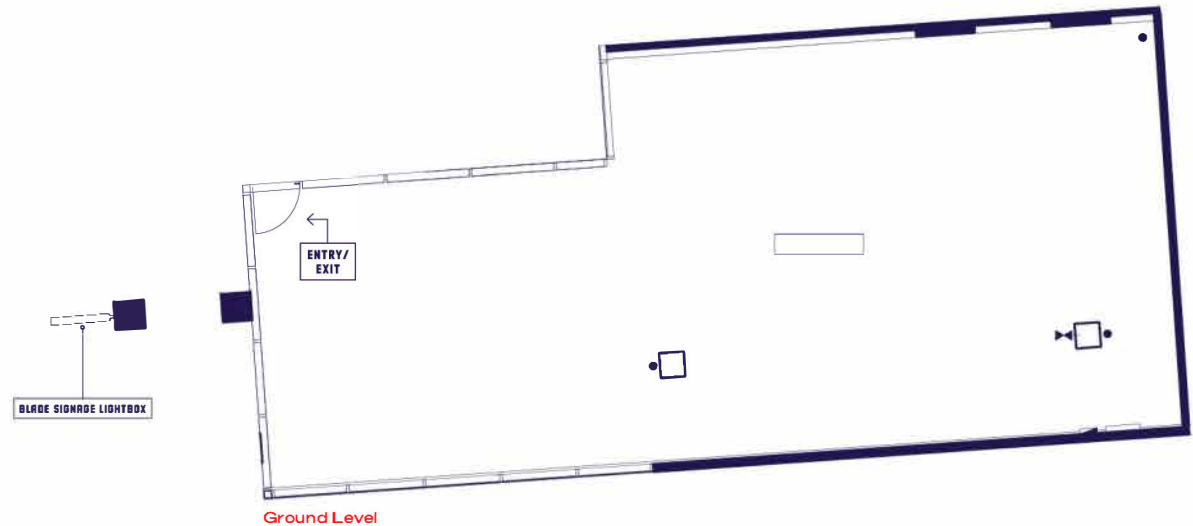


# SHOP R11

(Lot S22), 18 Wominjeka Walk, West Melbourne 3003

**FOR SALE**  
**\$1,337,000**

**Area: 143sqm**



**COMMERCIAL SPACE FOR SALE**

# CURRENT LEASE STATUS

Tenanted

**Base rent:** Year 1 = 12% of turnover

Year 2 \$50,000; Year 3 \$70,000

**Term:** 3 years

**Option:** 3 years

Tenant: Splatters	Tenant: Splatters / West End Landco
Sale	Lease Expiry: 19 Oct 2026
	3 years



## Existing tenant: Splatters

This is the second site for Australia's first cheese train, offering customers cheese and charcuterie items paraded on a conveyor belt at a bar, allowing them to create their own grazing platter to dine-in, accompanied with a cocktail. The family friendly and welcoming space is also a shop for take home platters.



**COMMERCIAL SPACE FOR SALE**