

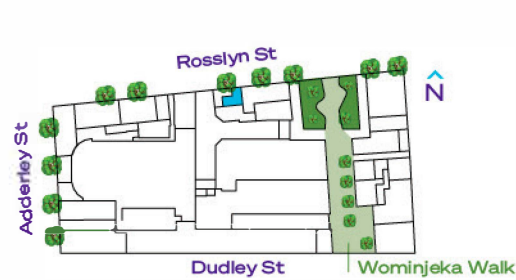


SHOP R17

(Lot S39), 203 Rosslyn Street, West Melbourne 3003

FOR SALE
\$584,000

Area: 43sqm



COMMERCIAL SPACE FOR SALE

CURRENT LEASE STATUS

Tenanted

Base rent: \$27,500 per annum

Rent Guarantee term: 5 years

Rent Guarantee amount: \$30,000 per annum

Tenant: Croili	Tenant: Croili / West End Landco
Sale	Lease Expiry: TBA
	5 years

Existing tenant: Croili

Croili is opening it's first Dessert Bar after 3 years of successful trade at Melbourne's popular Grazeland destination. Offering fruit filled puff pastries with fun and enticing toppings, as a playful spin on croissants and ravioli, the Dessert Bar is set to be a popular at West End.



COMMERCIAL SPACE FOR SALE