



## Victor Kelly Estate Agents

## 106 King Street NEWTOWN, NSW

### 5% NET YEILD RETAIL - INVESTMENT KING ST NEWTOWN

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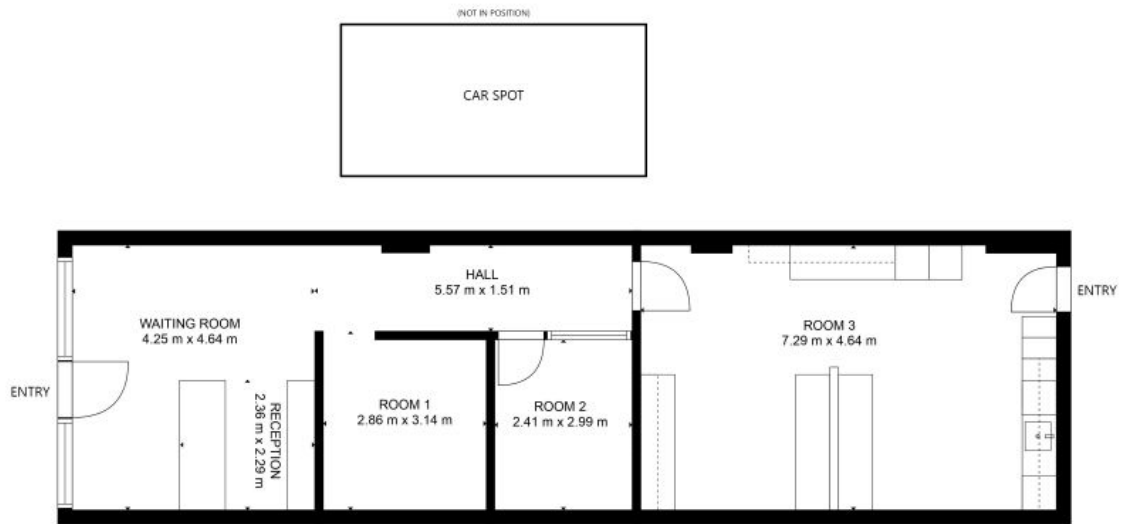
**Type**  
Retail

**Land**  
95Square Metres

**HIGH RENTAL RETURN - AAA LONG TERM TENANT - EXCELLENT RETAIL LOCATION.**  
Large Retail Shop located in busy King St, Newtown, has excellent street exposure, and loads of passing pedestrian traffic. Leased as of 01/12/2022 at \$89,115.00 + GST per annum with 3% annual rental increases. This property offers excellent exposure. Nestled in busy, bustling King Street. This is a unique opportunity to secure a prominent retail property. The premise consists of retail/commercial space, and one secure car space. The total area on the title is 95 sqm with a frontage of approx 4.6 metres.

#### FEATURES:

- ? Premium Retail Investment
- ? Lease Term 5 Years with An Option of a further 5 Years
- ? Zoned Local Centre B2.
- ? City of Sydney Council LGA
- ? Air-Conditioning
- ? 5% net yield approx



Plans shown are for presentation purposes only and are not part of any legal document or title. They are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Interested parties should make their own inquiries.



106 KING STREET, NEWTOWN

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Plans shown are only indicative of layout. Dimensions are approximate.