



1/49-53 Regent Street Chippendale, NSW

## INNER CITY SECURE INVESTMENT

- \* Brand New Secured Leases 3 x 3
- \* \$97,607.80 PA + GST

Stone Commercial is proud to exclusively present for Sale by way of Public Auction, Shop 1, 49-53 Regent Street, Chippendale.

This is a rare opportunity to acquire a well-positioned corner retail shop situated within the tightly held City Fringe precinct. Situated in Sydney's most sought-after fringe suburb Chippendale, the premises offers investors a strong long-term lease with fixed increases. In recent years, Chippendale has seen high volume of investors attracted to the area, due to its proximity to the Sydney CBD and key infrastructure projects, particularly the development activity within the nearby Central Park and Central Station.

### Key Features:

Lease Commencement: 13th May 2022

Base Term: 3 Years

Annual Passing Income: ...

<b>Price:</b>	Sold Prior to Auction
<b>Council Rates:</b>	\$318.50 p/q
<b>Water Rates:</b>	\$151.89 p/q
<b>Strata Rates:</b>	\$5,717.25 p/q



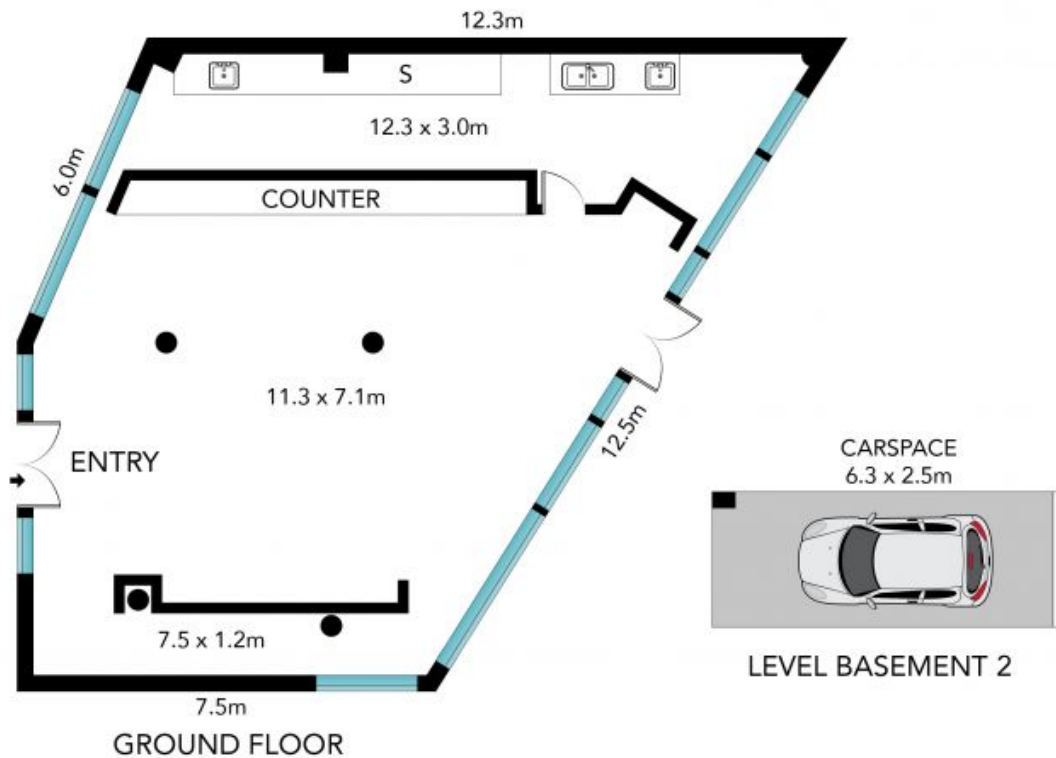
**Paul Di Mauro**

0431 099 976



**Rick (Riccardo) Pignetti**

0439 398 959



1/49-53 Regents Street, Chippendale

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