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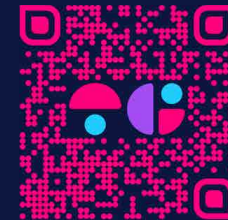
BUILDERS ARMS HOTEL

211 GERTRUDE STREET



211 GERTRUDE STREET FITZROY

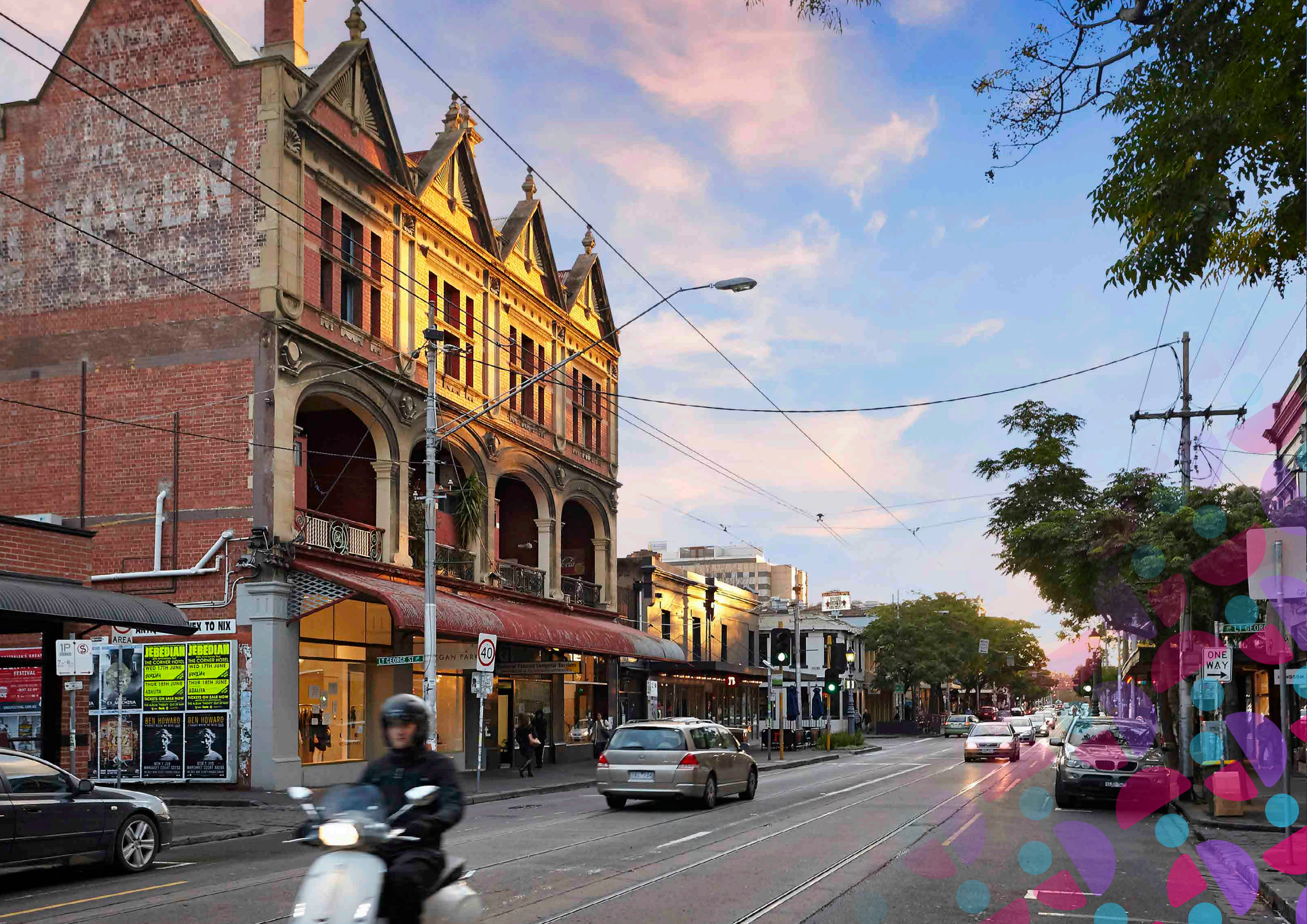
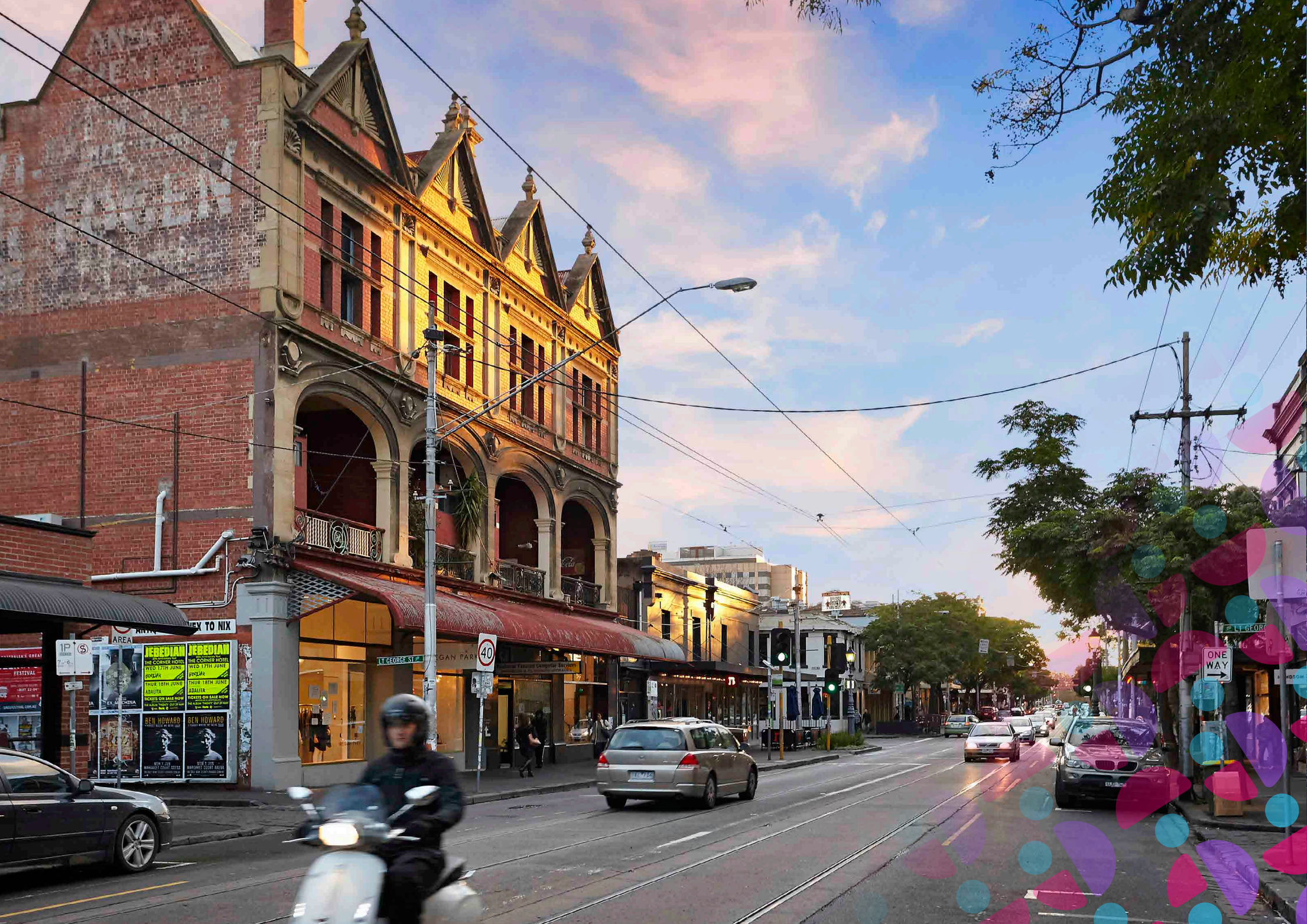
Offered for Sale by Negotiation



SCAN FOR
WEB LISTING

INCOME	\$143,000pa + og's + gst
TERM	10 Years
COMMENCED	12 January 2012
OPTIONS	5 x 5 x 5 x 5
REVIEWS	CPI PA - Market @ Option
SITE	539m ²
BUILDING	906m ² inc.
COURTYARD	106m ²

BANK



BAH

BUILDERS ARMS HOTEL

- PROPERTY
- SMITH & GERTRUDE ST LIFESTYLE STRIPS



FITZROY GARDENS

CARLTON GARDENS

MARION

Cutler & Co

WORKERS CLUB

CHARCOAL LANE

AUNT MAGGIES

ARCHIE'S

ladro

arcadia

añada

pressed juices

7 ELEVEN

McDonald's

MAJOR MAJOR

Aēsop

Kinko

TRIPPY TACO

Burnito

ENO-TECA

THE FITZROY BEER GARDEN

bird

IDEAS

MEATBALL & WINEBAR

HUXTABURGER

MJR TOM

PHARMACY

Easy Tiger

CopaCabana

pabu

coles

LIQUORLAND

Commonwealth Bank

SMITH STREET

GERTRUDE STREET

VICTORIA PARADE





BUILDERS ARMS HOTEL

TECHNICAL SUPPORT

WFO 280

40
AREA



EAT, DRINK, SHOP: THE ULTIMATE GUIDE TO GERTRUDE STREET*

“It’s just one street. How long could I need?” That’s the wrong attitude when it comes to Gertrude Street, the jewel in the culturally crowded Fitzroy crown.

Revered restaurateurs and designers alike, this is where they choose to set up shop: in the company of innumerable cafés and boutiques doing wonders to surprise and delight. Below is a list of our favourite places to eat, drink and shop on Gertrude Street, Fitzroy.

*Kirsty Sier 2020, *wheretraveller*, accessed August 2022, < <https://www.wheretraveler.com/melbourne/advice/eat-drink-shop-ultimate-guide-gertrude-street> >





EAT

A good place to start is Archie's All Day, an all-day diner that is by turns naughty (boozy brunches and fried chicken waffles) and nice (smashed avocado and cold-pressed juices). Don't let the fact that Builders Arms Hotel is a pub fool you: overseen by iconic Melbourne chef Andrew McConnell, this is one fine bistro. At the upper end of the fine-dining spectrum is Cutler & Co., another McConnell venue primed for special occasions.

DRINK

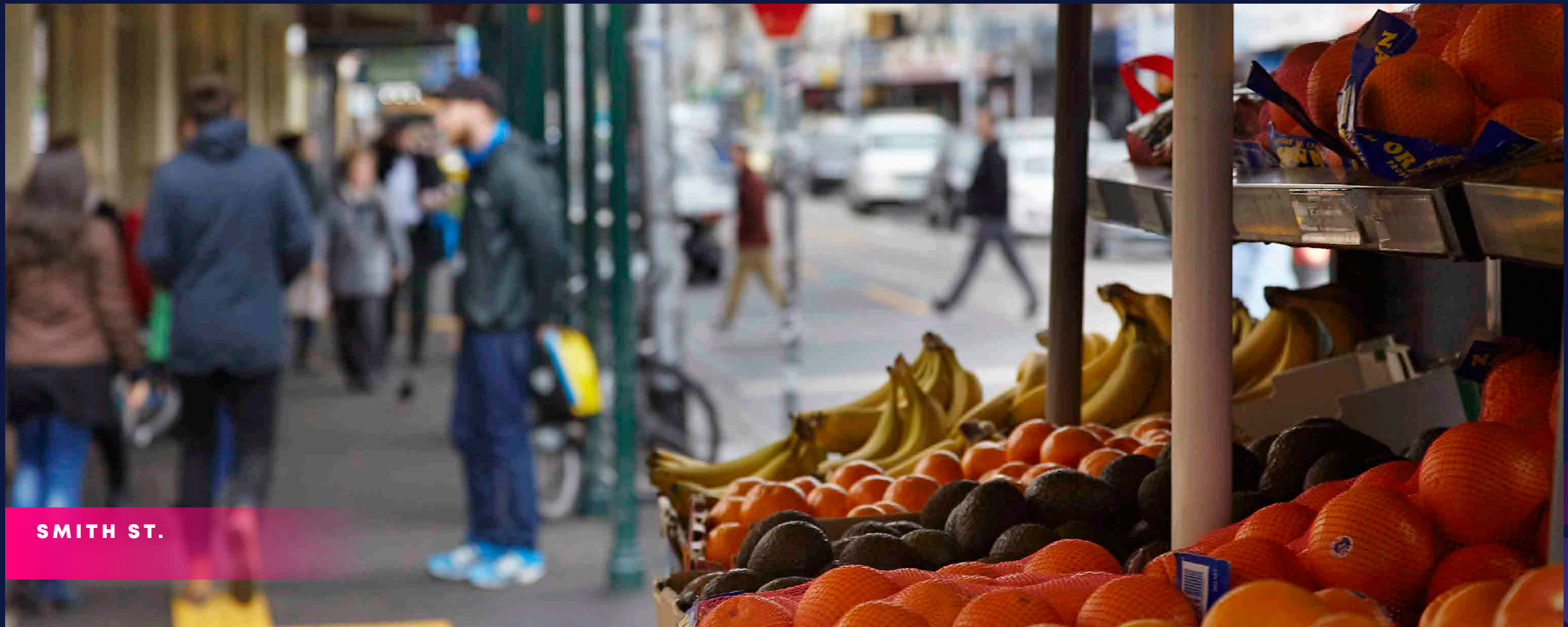
Wine-lovers, make a beeline to Marion, an industrial-style joint boasting one of the most impressive wine lists in the area. The knowledgeable staff will help you pair items from the tight and tasty bar menu. Meanwhile, The Everleigh reigns over all things cocktails. In addition to a menu of perfected classics, there's the option of getting a custom cocktail tailored to your preferred flavours.



SHOP

The Standard Store is a clothing boutique dedicated to well-made clothing for interesting people. Bruce takes the fluff out of vintage shopping, giving you the opportunity to shop designer labels at second-hand prices. For ceramics enthusiasts, Mud Australia is a pleasure to shop at, combining artisan processes with minimalist designs and consistently enchanting colour palettes.





SMITH ST.



GELATO MESSINA



GRILL'D

FONDA



BIGGIE SMALLS



HUXTABURGER



IDES



PICCOLINA GELATERIA





YOUR 'CALL TO ARMS'! THE RISE & REIGN OF THE NEW KING

The days of the retail shopping strip are gone... welcome to the Rise & Reign of the Lifestyle & Food Precinct!!

Gertrude Street, Fitzroy is the best there is, showcasing a who's who of Melbourne's leading food operators. Wherever you look, you'll see destination National & Multinational tenants, surrounded by brand new, mixed use developments – supported by an ever increasing demand for more & more commercial tenancies & apartments.

Amongst them there is no better restaurateur than Andrew McConnell. His operations are prolific & revered...

- Cutler & Co.
- Marion
- Meatsmith
- Supernormal
- Luxembourg
- Cumulus Inc. & Cumulus Up.
- Builders Arms Hotel & Ricky & Pinky

The latest being 'Ricky & Pinky' – an extensive redesign & complete renovation of the iconic Builders Arms Hotel, completed late last year. The quality on offer is evident for all to see with just a simple glance.

The rent is undervalued – A by product of a below market rent established prior to the Rise & Reign of the Lifestyle & Food Movement & the ongoing Fitzroy Gentrification. However, this will lead to significant rent & asset growth potential in the future.

This is the Jewel in the Crown... the Trophy property... in the Trophy location... with the Trophy tenant... You can literally buy today & forget about this property as it 'manages itself' while appreciating more & more over time.

With all this in mind, we ask you... What else could you ask for?

RENT POTENTIAL

The current rent is below market - there is considerable rent and asset growth potential.

The lease was negotiated in 2012, with a below market rental. 2012 was a depressed retail market and also prior to the current and ongoing Fitzroy Gentrification.

Rents have since increased considerably, especially in the food and drink sector. Previously, food and drink was considered a 'secondary' use to retail. Today, it is the market leader and the rents achieved reflect this. The best retail strips are based on food - Swan Street Richmond, Chapel Street Windsor & Prahran, Smith Street & Gertrude Street Fitzroy. These are the areas in the highest demand, receiving the best rents.

Rents in the immediate vicinity have exceeded \$1,000 per/sqm for smaller premises. Our office recently renegotiated a very similar style of tenancy, in an inferior Richmond location. The specific address is confidential, however the details of this lease in summation are enclosed.





RENTAL COMPARISON

LOCATION

CONFIDENTIAL

GROUND	261m ²
FIRST	165m ²
FIRST BALCONY	90m ²
TOTAL	516m ²

211 GERTRUDE ST

GROUND	443m ²
FIRST	357m ²
GROUND COURTYARD	96m ²
TOTAL	896m ²

DATE

March 2017

RENT

\$220,000 PA plus Outgoings plus GST

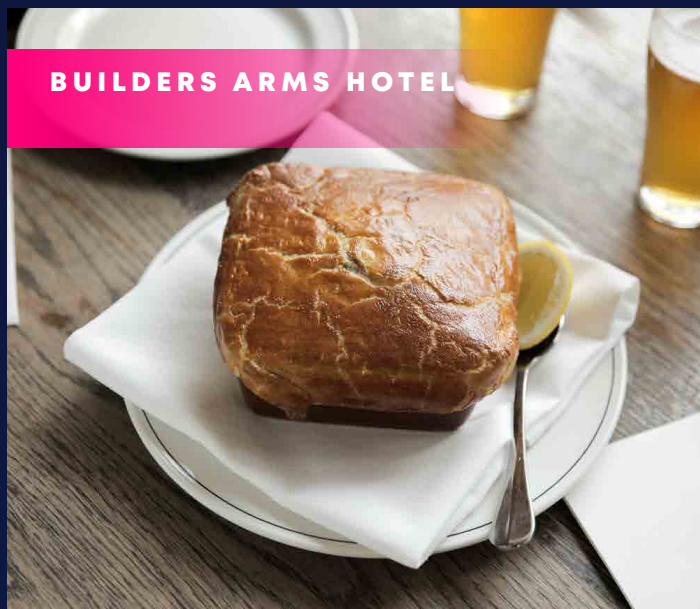
RENT POTENTIAL

\$386,000 PA plus Outgoings plus GST

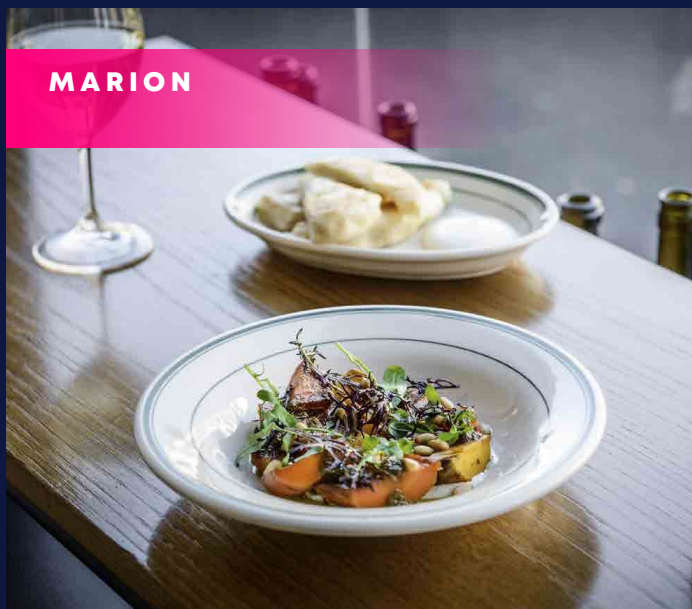
**ANDREW MCCONNELL'S
RESTAURANTS**



BUILDERS ARMS HOTEL



MARION



LUXEMBOURG



MEATSMITH



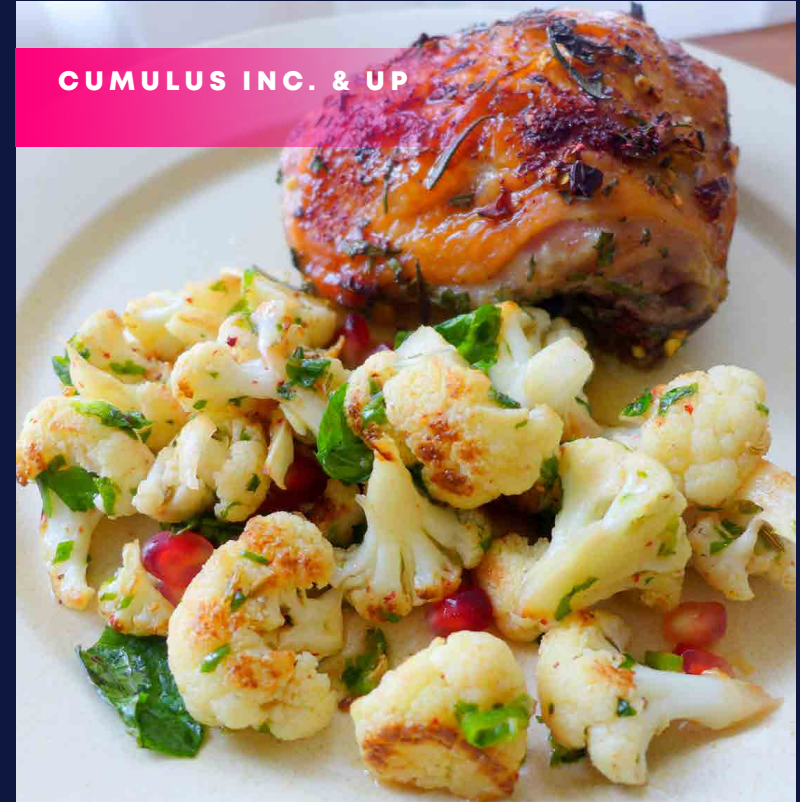
SUPERNORMAL



CUTLER & CO.



CUMULUS INC. & UP



BAH

BUILDERS ARMS HOTEL

- PROPERTY
- SMITH & GERTRUDE ST LIFESTYLE STRIPS



MEATSMITH

Dan Murphy's



jimmy grants

woolworths

Fonda

MESSINA

SUBWAY



Kathmandu

coles

Commonwealth Bank

pabu

HUXTABURGER

MJR TOM



MARION

Cutler & Co

AUNT MAGGIES



arcadia

añada



THE FITZROY BEER GARDEN

IDES

GERTRUDE STREET



WORKERS CLUB



ARCHIE'S

ladro



pressed juices



TRIPPY + TACO

Aēsop

MAJOR MAJOR



bini



Kinjo



SMITH STREET



211

GERTRUDE STREET LEASE

TENANT

Gipsy Enterprises Pty Ltd

TERM

10 x 5 x 5 x 5 x 5 from 12 January 2012

RENT

-\$143,000 PA plus Outgoings plus GST

SECURITY BOND

\$39,000

REVIEWS

CPI Per Annum

Market @ Option

NOTES

The tenant is leading restaurateur Andrew McConnell - His other locations include Cutler & Co., Marion, Meatsmith, Cumulus Inc., Luxembourg & Supernormal

BANK





TRANSFORMER

ONE
WAY



4-6 PM
MON-FRI

LOADING
ZONE
7-5

0XR-007



GORE STREET

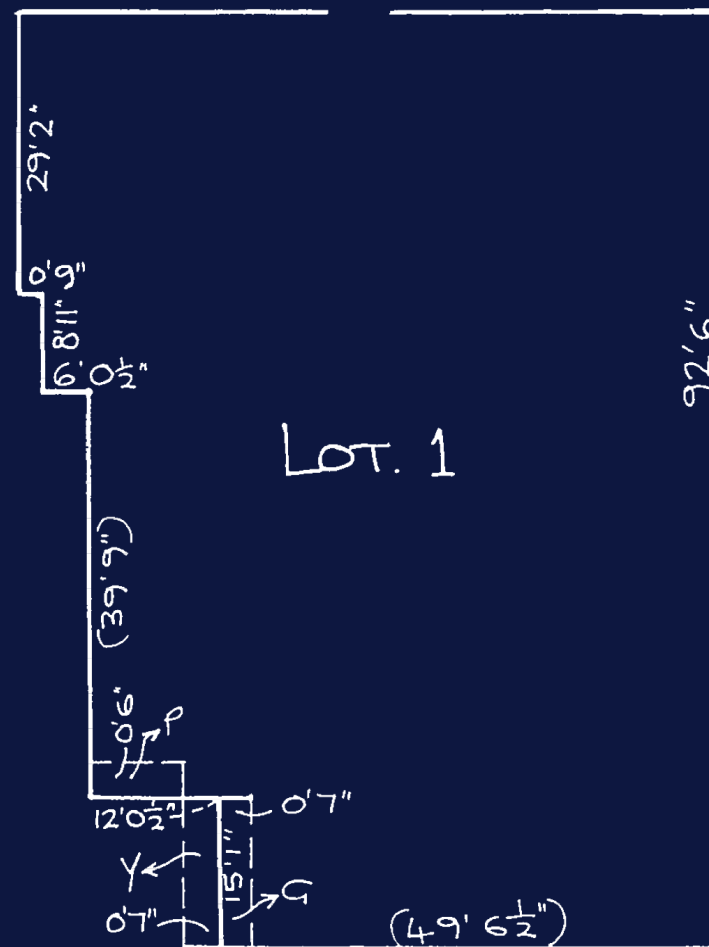
GERTRUDE STREET

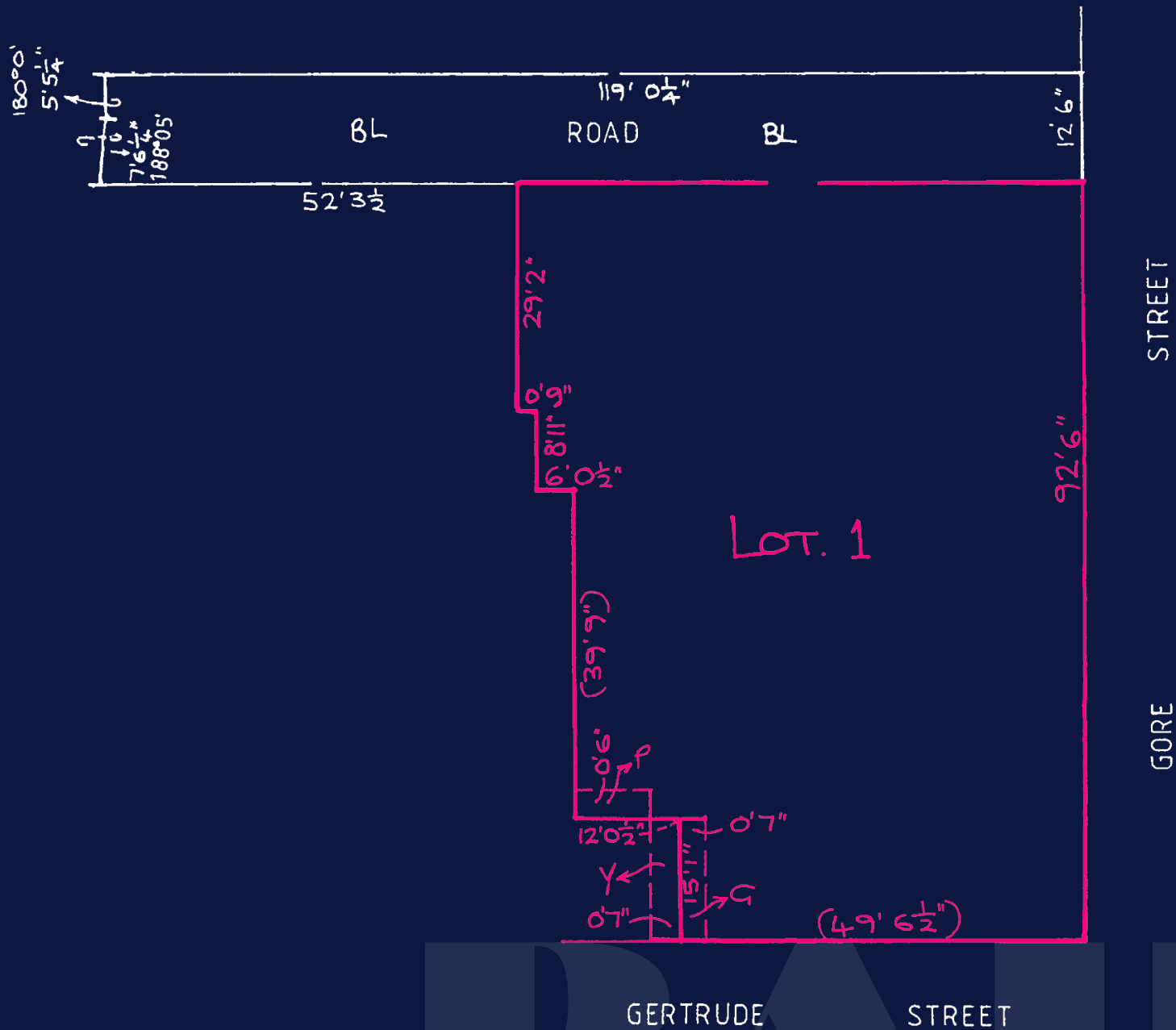
211

GERTRUDE STREET TITLE

SITE

531m²









211

GERTRUDE STREET FLOOR PLAN

GROUND FLOOR

537m²

FIRST FLOOR

357m²

TOTAL

896m²





GROUND FLOOR



211

GERTRUDE STREET FLOOR PLAN

GROUND FLOOR

537m²

FIRST FLOOR

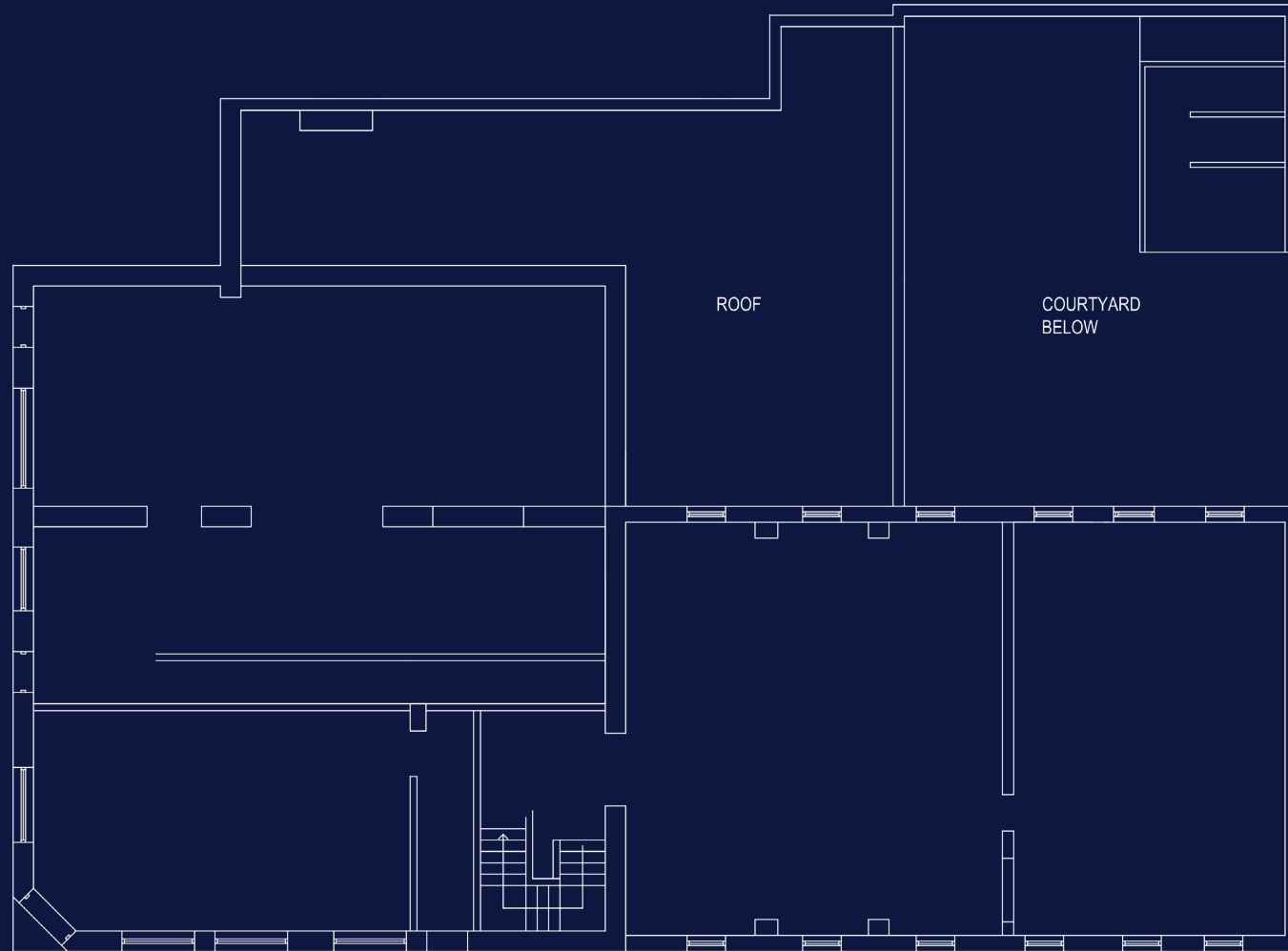
357m²

TOTAL

896m²



GERTRUDE STREET



ROAD

GORE STREET

FIRST FLOOR

BATH



GERTRUDE ST.

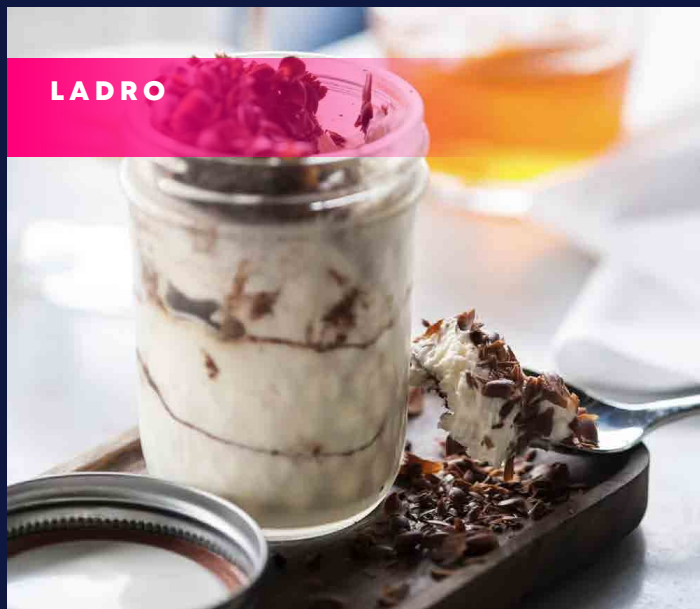


TRIPPY TACO



BELLE'S HOT CHICKEN

LADRO



ENOTECA



ARCHIE'S ALL DAY



ARCADIA



SPARROW'S PHILLY
CHEESESTEAKS





B A I

BUILDERS ARMS HOTEL

211 GERTRUDE STREET

JACK TENEKETZIS
ALEX TENEKETZIS

0438 808 588
0401 555 770

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