BRT

THE BRIDGE ROAD TRINITY

300 - 302, 304 & 306 BRIDGE ROAD

CHEMIST WAREHOUSE
DISCOUNT CHEMIST
AUSTRALIA'S CHEAPEST CHEMIST
CHEMIST WAREHOUSE
Bottlemart express
wine beer spirits
MOJO'S
UP TO 50% OFF PRESCRIPTIONS
CATALOGUE OUT NOW!
DISCOUNT VITAMINS
DISCOUNT FRAGRANCES
ENTRY
ENTRY
85% OFF BIG BRANDS
Bank of Melbourne
DISCOUNT CHEMIST
NOW OPEN

01

300 - 302 & 304 BRIDGE ROAD

Offered for Sale by Negotiation

INCOME	$196,747pa + og's + gst
SITE	631m²
BUILDING	536m²

02

306 BRIDGE ROAD

Offered for Sale by Negotiation

INCOME	None - Vacant Possession
SITE	302m²
BUILDING	196m²

03

300 - 302, 304 & 306 BRIDGE ROAD

Offered for Sale by Negotiation

INCOME	$284,184pa + og's + gst (estimated on prior rent)
SITE	933m²
BUILDING	732m²

SCAN FOR WEB LISTING

TRAMS
EXCEPTED

BRT
THE BRIDGE ROAD TRINITY
PROPERTY
BRIDGE RD. LIFESTYLE STRIP
AAMI Park
RODLAVER ARENA AT MELBOURNE PARK
MCG
Richmond Hill cafe & larder
Vlado's
TOFUSHOP
Epworth HealthCare
7 ELEVEN
FIFTY ACRES
BENDON
MISTER JENNINGS
endota spa
NO DA
12 ROUND FITNESS
CHURCH STREET
[AQUILA]
coles
SCHNITZ
SUBWAY
nab
Laikon DELI
THE Fish MARKET
Anchovy
MISTERMINH
SMOKEY CHOOKS
FRITZ GELATO
LADYBOY
minamishima
THREE ONE 2 ONE
Mayday
frozen
BRIDGE ROAD
CITIZENS PARK
RICHMOND HIGH SCHOOL
JAQUES

Bottle
MOTO'S
FUNKY PIZZA
THE AGE
Tatts
The DINER
9427 9996
EXPRESS ITALIAN
GINO'S
PIZZAS BURGERS
PASTAS RISOTTOS
PARMAS SALADS
MASSAGE
Bier Keller
Stiegl
NO THREEOFOUR
OPEN
wine
DRINK

express
CHEMIST
WAREHOUSE
DISCOUNT CHEMIST
ne beer spirits
IS THIS?
AUSTRALIA'S CHEAPEST CHEMIST
Hawkers
UP TO 50% OFF PRESCRIPTIONS
SAVINGS
UP TO 1/2 PRICE OFF
ENTIRE RANGE!
CATALOGUE OUT NOW!
ENTRY
Paying too much
Bank of Melbourne
OFF BIG ATM
OPEN 7 DAYS
I Love Dumplings
Ph. 9428 9201
Purity Cake
TRAMS EXCEPTED
PEDESTRIANS GIVE WAY TO TRAMS

A LOCAL'S GUIDE TO RICHMOND*

Richmond is a suburb on a cultural crossroad. It's not quite north and not quite south, and it's been home to both the rich and the poor. Its quiet back streets are lined with renovated workers' cottages and old factories converted into exclusive apartments.

But no matter how much has changed in recent years, its character has remained: Richmond is a suburb that takes pride in its working-class roots, its football team, and its vibrant community nurtured by Greek and Vietnamese migrants.

*Meg Watson 2020, *Timeout,* accessed August 2022, < https://www.timeout.com/melbourne/things-to-do/richmond-area-guide>

spirits
CHEMIST WAREHOUSE
CHEMIST WAREHOUSE
DISCOUNT CHEMIST
IS THIS?
AUSTRALIA'S CHEAPEST CHEMIST
CHEMIST WAREHOUSE
UP TO 50%* OFF PRESCRIPTIONS
*GOVERNMENT SUBSIDISED PRESCRIPTIONS CANNOT BE DISCOUNTED
SAVINGS AT FIRST SIGHT!
UP TO 1/2 PRICE OFF EVERYDAY LOW PRICES
ENTIRE Healthy Care RANGE!
CATALOGUE OUT NOW!
CHEMIST WAREHOUSE
DISCOUNT CHEMIST
Stop Paying too much
ENTRY
ENTRY
Bank of Melbourne
ATM
OPEN 7 DAYS
I Love Dumplings
Ph. 9428 9201
I LOVE DUMPLIN
Chinese Restaurant & Take Away
Fully License Ph: 9428 9201
Purity Cake Design
DekoBoko CAFE
CHEMIST WAREHOUSE
DISCOUNT CHEMIST
NOW OPEN

ATM
CHEMIST
DISCOUNT CHEMIST
WINE
BEER
SPIRITS
SAVINGS
UP TO 1/2 PRICE OFF
ENTIRE RANGE!
CATALOGUE OUT NOW!
DISCOUNT VITAMINS
DISCOUNT FRAGRANCES
ENTRY
Bank of Melbourne
FRAGRANCES
UP TO 85%
OFF BIG BRANDS
GOLD RUSH
UP TO 85% OFF
Chloé

WHAT'S RICHMOND KNOWN FOR?

Richmond sits just east of the city, separated from the CBD by Melbourne's sporting precinct. Though stadiums are closed for the moment, visitors usually pour in all year 'round to see sporting events and concerts at AAMI Park, Margaret Court Arena, Rod Laver Arena and the Melbourne Cricket Ground (MCG). This area along the Birrarung (Yarra River) has been a gathering place for members of the Kulin Nation long before these stadiums were erected.

The suburb's three main strips each have a distinctive feel to them. Victoria Street is Melbourne's go-to destination for Vietnamese food: it's a one-stop shop for pho, banh mi and Asian groceries. Bridge Road is known for its factory outlets, both fashion and furniture. And Swan Street is home to some of the suburb's best restaurants and cafés (as well as a few thousand footy fans depending on the day).

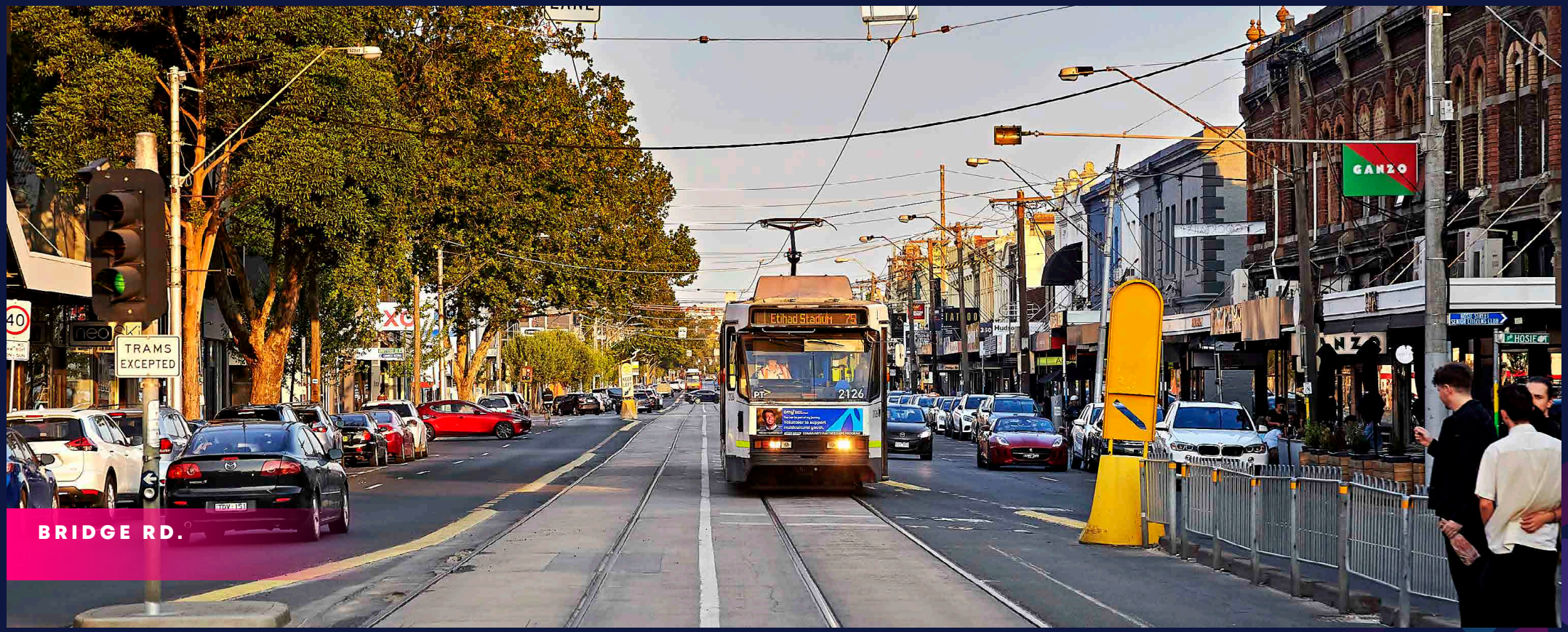
BRI

WHY DO THE LOCALS LOVE IT?

Richmond has a bit of something for everyone. Lara Whalley, manager of the beloved Corner Hotel (57 Swan St), tells us she loves the diversity of things going on in the area (under normal non-Covid circumstances). “There’s amazing live music, the different sporting codes and a whole range of people out and about,” she says.

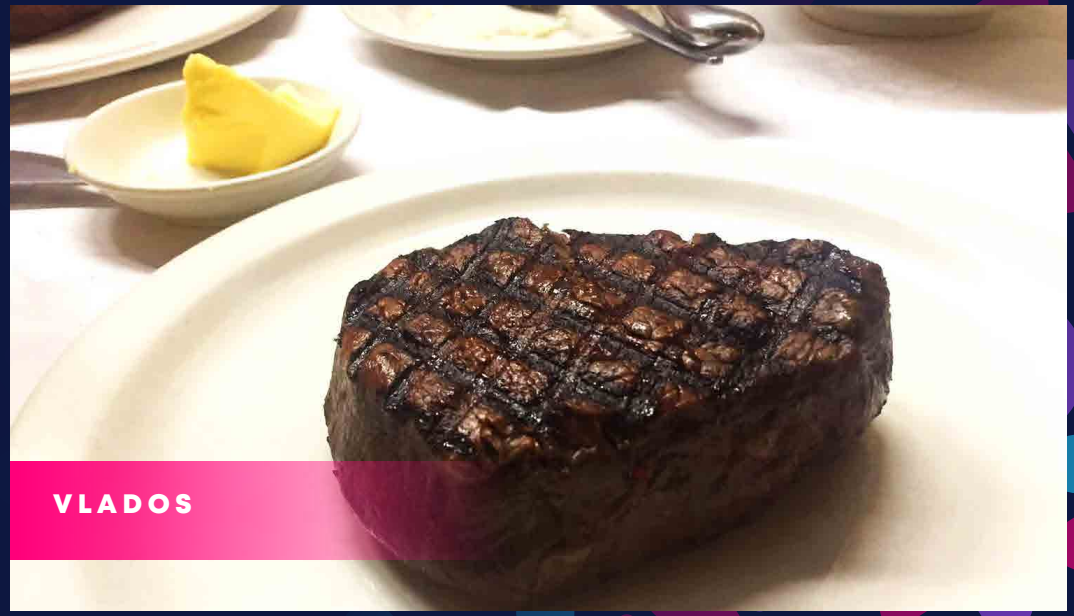
Lara also gave us her top picks of Richmond shops and activities, so look out for them below.

Healthy BREAK
As seen on TV
CHEMIST WAREHOUSE
DISCOUNT CHEMIST
NEVER BEATEN IN PRICE!
VITAMINS
SKIN CARE
CATALOGUE OUT NOW!
FEMININE HYGIENE
5
CHEAPER @ WAREHOUSE PRICES
HOUSEHOLD
COTTON
BABY NAPPIES
wellness! wt wellness!
YOOST
FREE APP OUT NOW!



BRIDGE RD.

RICHMOND HILL CAFE & LARDER



VLADOS

MISTER JENNINGS

SCHNITZ

SUBWAY

FIFTY ACRES

NODA GRILL

THE BRIDGE ROAD TRINITY
PROPERTY
BRIDGE RD. LIFESTYLE STRIP
TOUCHWOOD
ST DOMENICO
Penny Pound
Mayday
minamishima
FRITZ GELATO
ST
THE Fish MARKET
SUBWAY
[AQUILA]
NO DA
MISTER JENNINGS
7 ELEVEN
TOFUSHOP
BRIDGE ROAD
TENEKETZIS
frozen
THREE ONE 2 ONE
LADYBOY
SMOKEY CHOOKS
MISTERMINH
Anchovy
Lakon DELI
nab
SCHNITZ
12 ROUND FITNESS
BENDON
FIFTY ACRES
coles
endota spa
Epworth HealthCare
GROCON'S RICHMOND TRADERS
JAQUES
RICHMOND HIGH SCHOOL
CITIZENS PARK
CHURCH STREET

FIRE HYDRANT
FIRE

Bottlemart
express
NO THREEOFOUR
wine beer spirits
CHEMIST WAREHOUSE
IS THIS?
Bier Keller
Stiegl
Hawkers
UP TO 50%* OFF PRESCRIPTIONS
SAVINGS AT FIRST SIGHT!
UP TO 1/2 PRICE OFF EVERYDAY LOW PRICES
ENTIRE Healthy Care RANGE!
CATALOGUE OUT NOW!
ENTRY

THE BRIDGE ROAD TRINITY

Ever since “Marvellous Melbourne” emerged in 1880, Richmond has always been this city’s beating heart. Equally true, two iconic streetscapes – Swan Street and Bridge Road – have always represented Richmond’s soul. Today, in a post-Dimmeys era, Swan Street has already been transformed, and as any astute observer can clearly see, Bridge Road is on the brink of its own renaissance.

The indicators are unmistakable; the Victorian Government has just completed a $43m, state of the art, Richmond High School and a renowned mega-investor in Grocon, has just commenced its new Coles Redevelopment, an investment which will exceed $300m, with over 360 built-to-rent apartments, offices and retail spaces, including a brand new Coles supermarket. It is those same astute people who will note that Grocon is not a hit-and-run investor; they are renowned for playing a long game and in the case of this development, it is significant that built-to-rent means that they are heavily invested in improving the Bridge Road precinct over decades to come.

The Bridge Road Trinity is a series of three shops located on, without doubt, the best part of Bridge Road. Situated directly opposite the iconic 1880s era Richmond Town Hall, one only needs to look at the surrounds to see Bridge Road’s finest lifestyle and food tenants, with more than ample on-street and off-street parking and superb access to public transport – there is a tram stop directly opposite. Whether you want to land bank or develop, there’s no wrong answer here. Retail, office, residential… This is an absolutely prime position for a prestige development, whenever the time is right.

Put simply… There’s no better location on Bridge Road today and this property has been in the same hands for over 45 years – opportunities like this rarely present themselves – this is an unparalleled, “ground floor” opportunity for anyone perceptive enough to seize it…!!

HOW DO I GET TO RICHMOND?

Richmond has four train stations: North Richmond, West Richmond, East Richmond, and Richmond. The latter is the suburb's major hub located on the easternmost point of Swan Street. The suburb is serviced by five trams from the CBD (12, 109, 48, 70 and 75). The 78 tram runs from north to south via Church Street.

no three of four
WINE
BEER
SPIRITS
COLD BEER
Hawkers
OPEN
DRINK
BEER
Hawkers
REIV

Red Blends
BLENDS
CABERNET SAUVIGNON
PINOT NOIR
STAFF ONLY
Cool Room
WINE & LOVE
PREMIUM QUALITY COLD BEER
Classic
Craft
WINE OF AUSTRALIA
WINE OF AUSTRALIA

WHAT'S NEARBY?

East Melbourne and Fitzroy Gardens sit to the suburb's east, and Collingwood and Abbotsford are to the north. If you hop west over the Yarra River, you'll be in Hawthorn. If you go south across the river, you'll find South Yarra and the Royal Botanic Gardens.

IF YOU ONLY DO ONE THING

Watch the Richmond Tigers play at the MCG. Deck yourself out in yellow and black, grab a drink on Swan Street before the game, then find your place with the Tiger Army at the Punt Road end of the ground. Cap it all off with a hot jam doughnut from the Gate 5 food truck after the game.

BRU

BRIDGE RD.
THE Fish MARKET
40
7 AM – MID NIGHT
END
BRM016
P

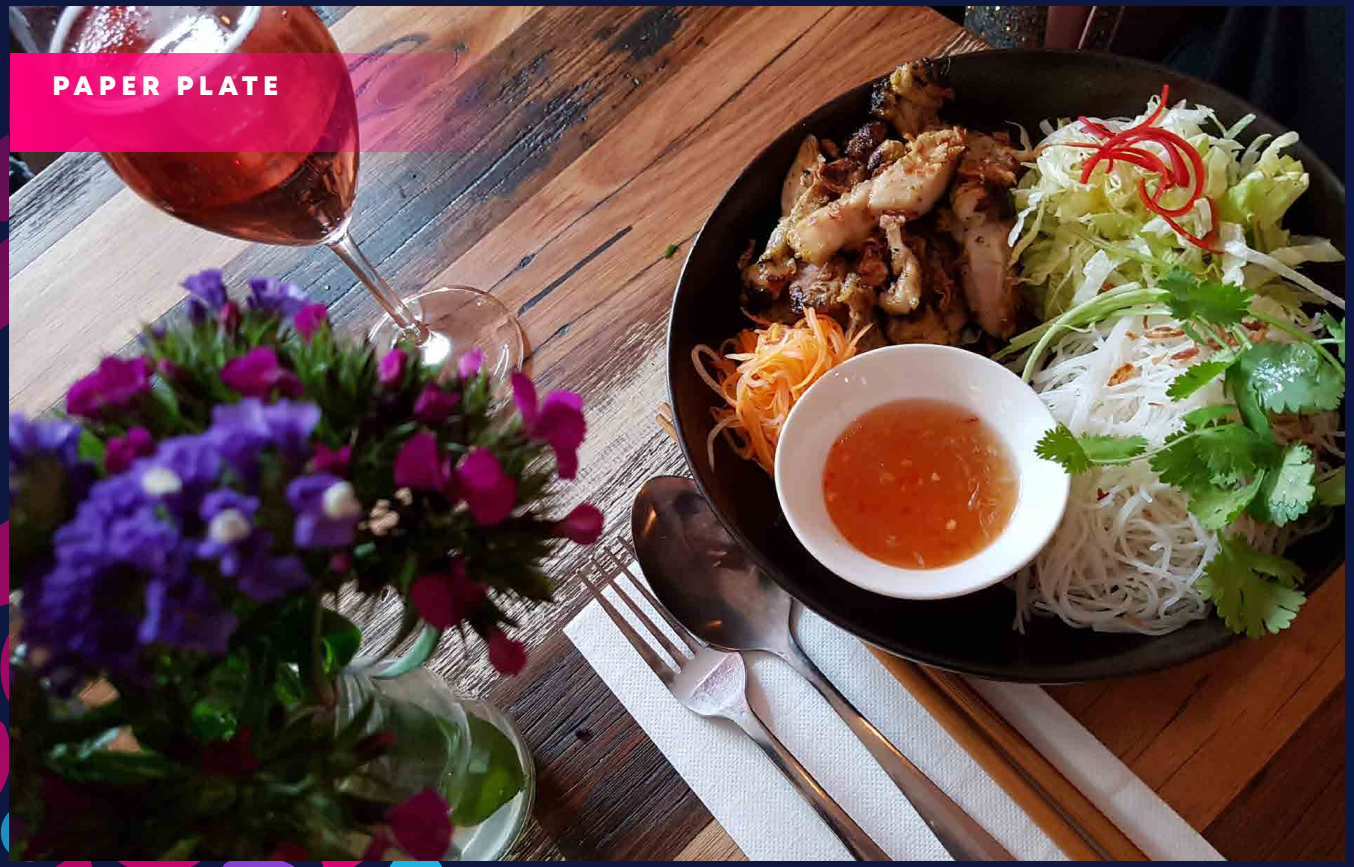
THE FISH MARKET

BOWERBIRD

I LOVE DUMPLINGS

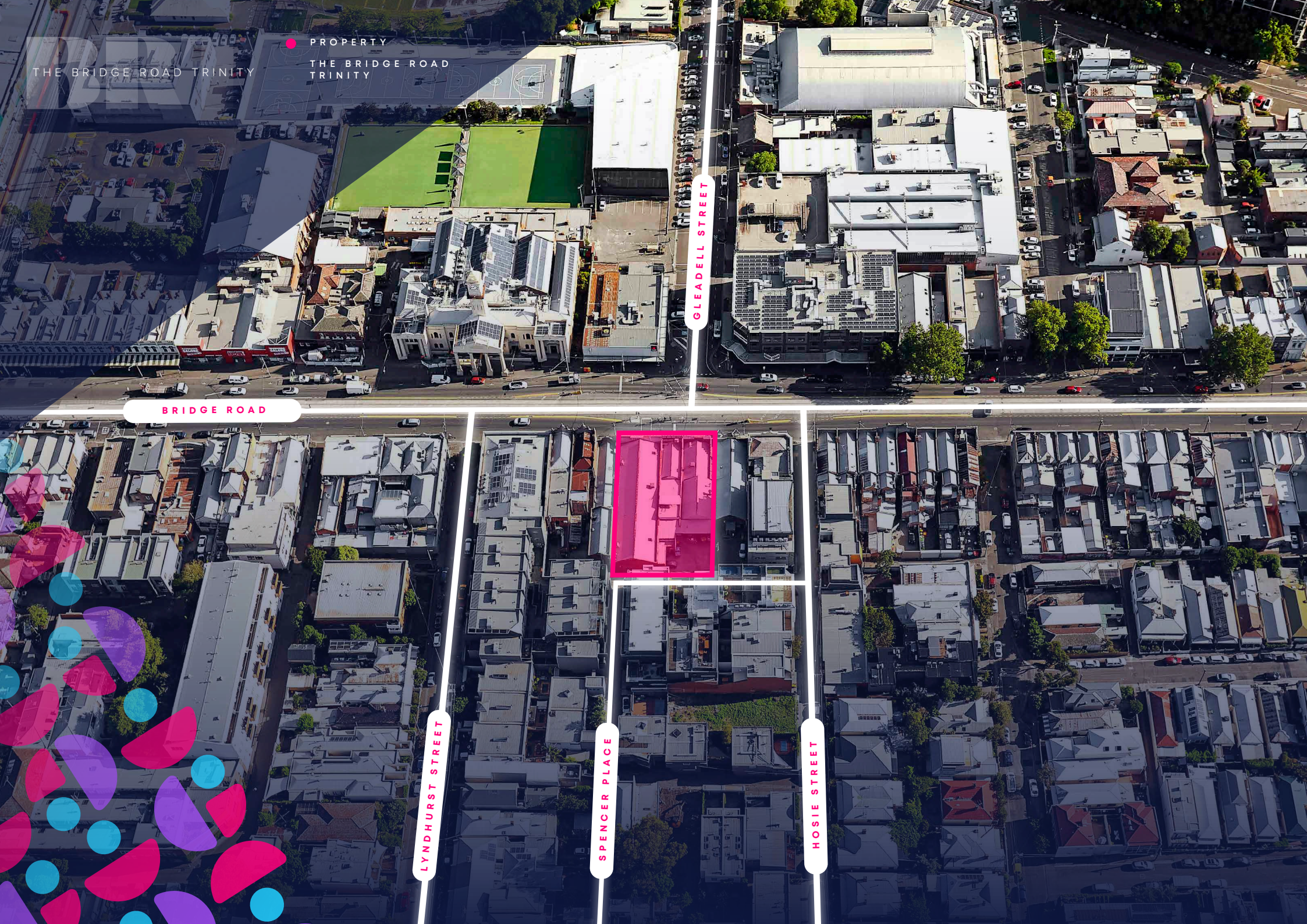
ST JAMES

SMOKEY CHOOKS


PAPER PLATE

THE COLLECTION

MOJO'S
FUNKY PIZZA
Bottlemart
express
The DINER
9427 9996
EXPRESS ITALIAN
N° THREEOFOUR
wine
GINO'S
CLEARWAY
NO STANDING
7.00 AM – 9.15 AM
MON TO FRI
Hawkers


THE BRIDGE ROAD TRINITY
PROPERTY
THE BRIDGE ROAD TRINITY
BRIDGE ROAD
GLEADELL STREET
LYNDHURST STREET
SPENCER PLACE
HOSIE STREET

300

302

BRIDGE ROAD
LEASE

TENANT
CW Leasing Services Pty Ltd

TERM
5 x 5 x 5 from 23 January 2015

RENT
$130,000 PA plus Outgoings plus GST

SECURITY BOND
$20,000 Bank Guarantee

REVIEWS
CPI Per Annum

Market @ Option

NOTES
There is a 12 month Demolition clause that can be exercised from January 2025

This lease was renewed in January this year

300-302

OST
Bier Keller
Salzburger
Stiegl
Bierkeller
Bierkeller
Bierkeller
2017

9427 9996
EXPRESS ITALIAN
OPEN
TODAY
APEROL
SPRITZ
$16-

304 BRIDGE ROAD
LEASE

TENANT
Triple Flower Pty Ltd ATF Triple Flower Family Trust

TERM
10 Years and 5 Months from 1 September 2015

RENT
~$66,767 PA plus Outgoings plus GST

SECURITY BOND
$23,000 Bank Guarantee

REVIEWS
2.5% Per Annum

NOTES
The tenant can terminate the Lease between 1 December 2021 and 1 March 2021, with 3 months notice

The tenant has indicated they wish to remain in the premises and see out the their full lease term

304

306

BRIDGE ROAD
LEASE

TENANT

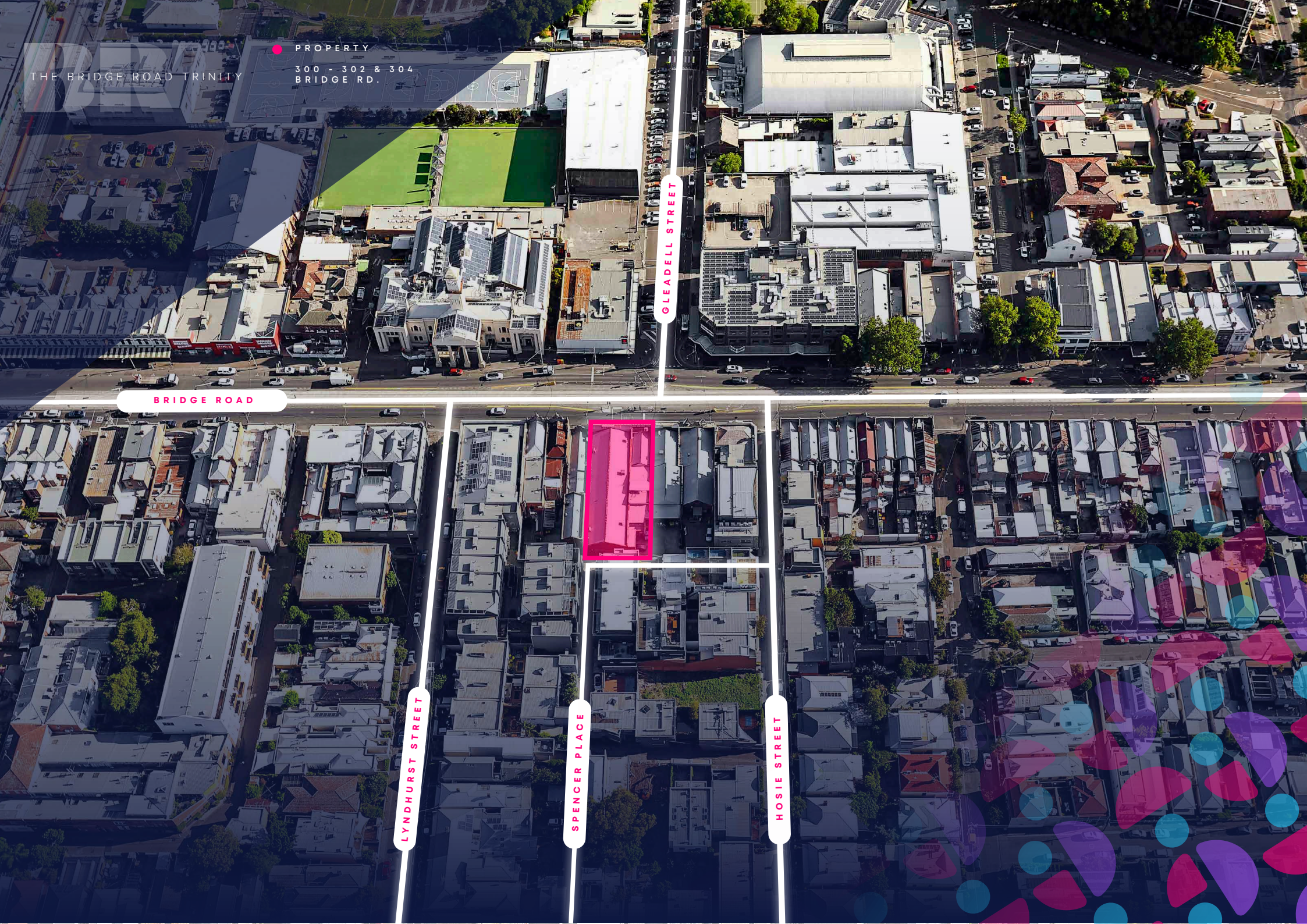
None - Sold with Vacant Possession

NOTES

There previous tenant was paying
~$87,417 PA plus Outgoings plus GST

306

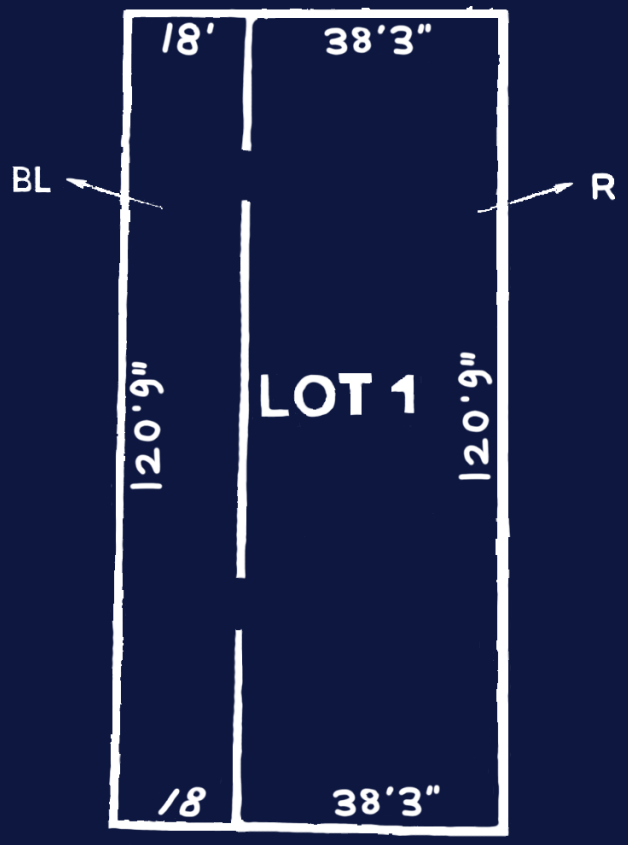
Gösser
gut... besser... Gösser
Benediktiner
Weissbier
rastal
RESERVED


THE BRIDGE ROAD TRINITY
PROPERTY
300 - 302 & 304
BRIDGE RD.
GLEADELL STREET
BRIDGE ROAD
LYNDHURST STREET
SPENCER PLACE
HOSIE STREET

HAPPY MOTHER'S DAY
ÖSTERREICH
LIMITED DAB LAGER 660ml $15
TRY OUR NEW KLEINER FIEGLING SCHNAPPS RANGE
Benediktiner Weissbier
rastal

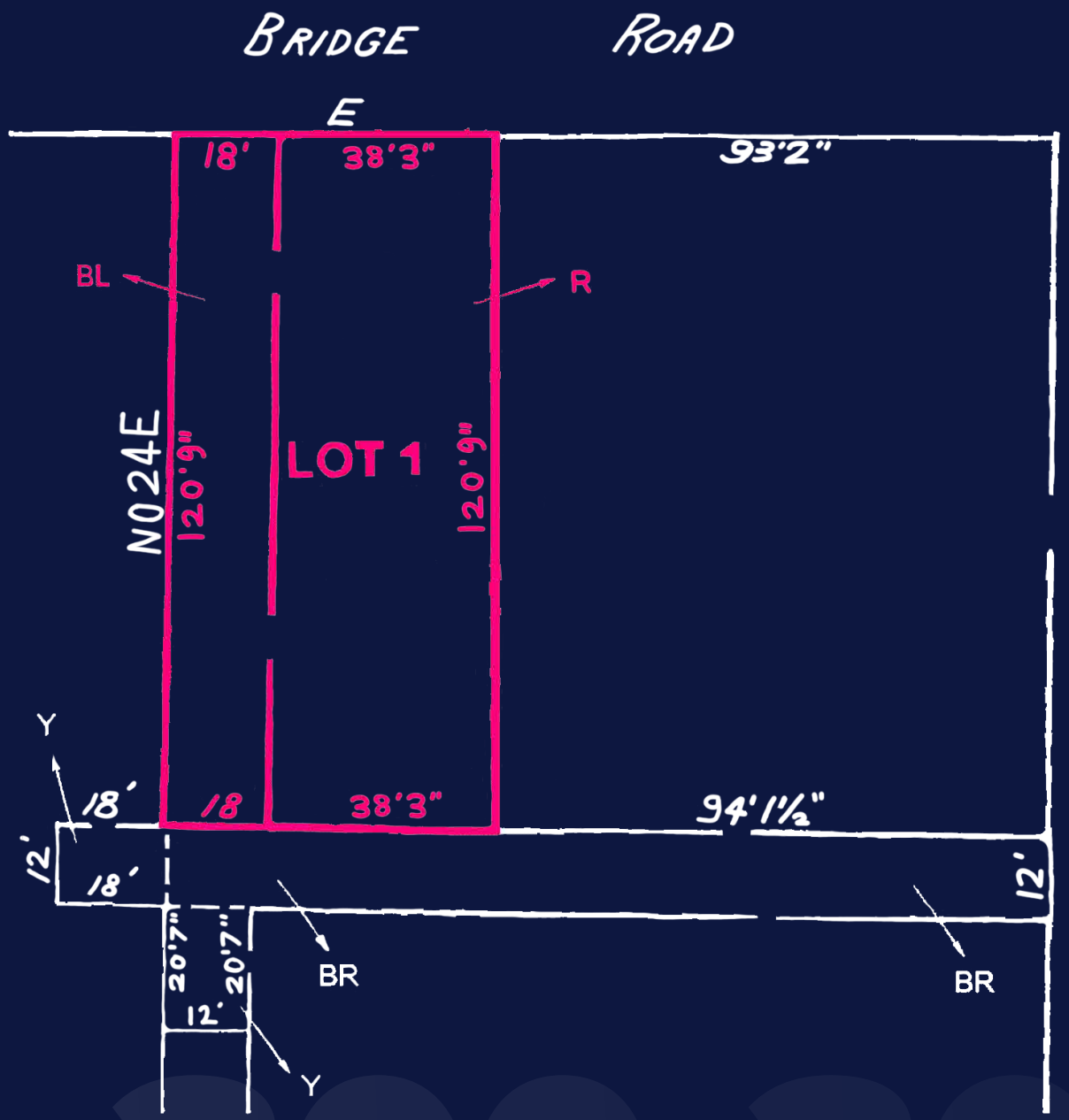
300
302
&
304

BRIDGE ROAD
TITLE



SITE

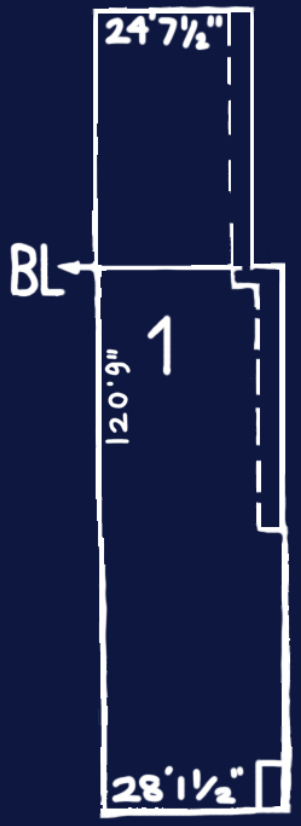
631m²


BRIDGE ROAD
E
18'
38'3"
93'2"
BL
R
N024E
120'9"
LOT 1
120'9"
STREET
HOSIE
Y
18'
18
38'3"
94'1½"
12'
18'
12'
20'7"
20'7"
12'
BR
BR
Y

300-304

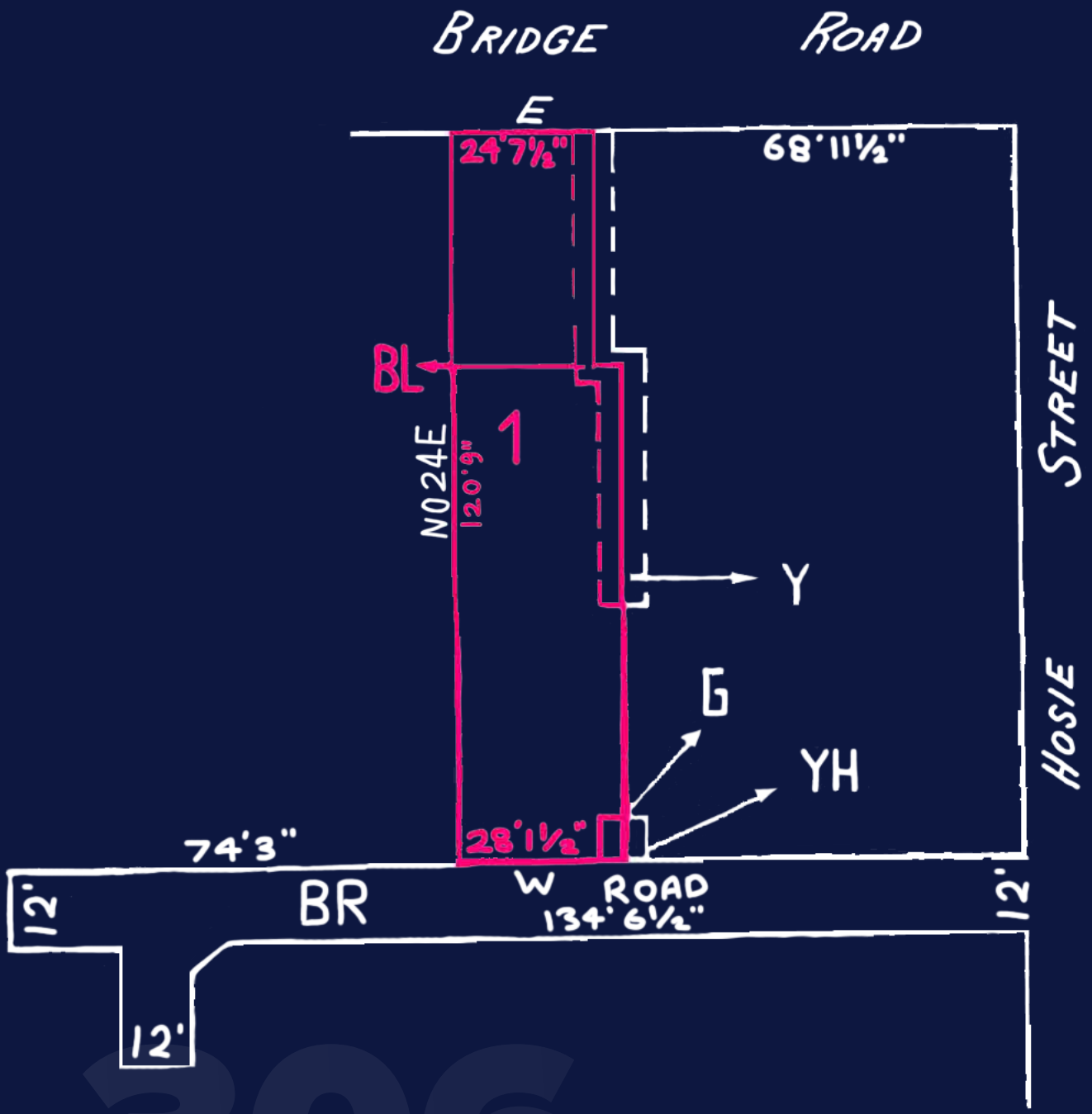
306 BRIDGE ROAD

TITLE



SITE

302m²


BRIDGE ROAD
E
24'7½"
68'11½"
BL
1
N024E
120'9"
STREET
HOSIE
Y
G
YH
28'1½"
74'3"
12'
BR
W ROAD
134'6½"
12'
12'

306

TV'S BIGGEST
SUNDAY
MUM'S NOT HAPPY!
SCHNITZ
SAFETY ZONE
KEEP LEFT
Docklands 75
2126
40
CHURCH STREET
LANE
END
50 M
CHURCH ST.

THE BRIDGE ROAD TRINITY
PROPERTY
306 BRIDGE RD.
GLEADELL STREET
BRIDGE ROAD
LYNDHURST STREET
SPENCER PLACE
HOSIE STREET

300

306

BRIDGE ROAD
FLOOR PLAN

300 - 302 BRIDGE RD.

401m²

304 BRIDGE RD.

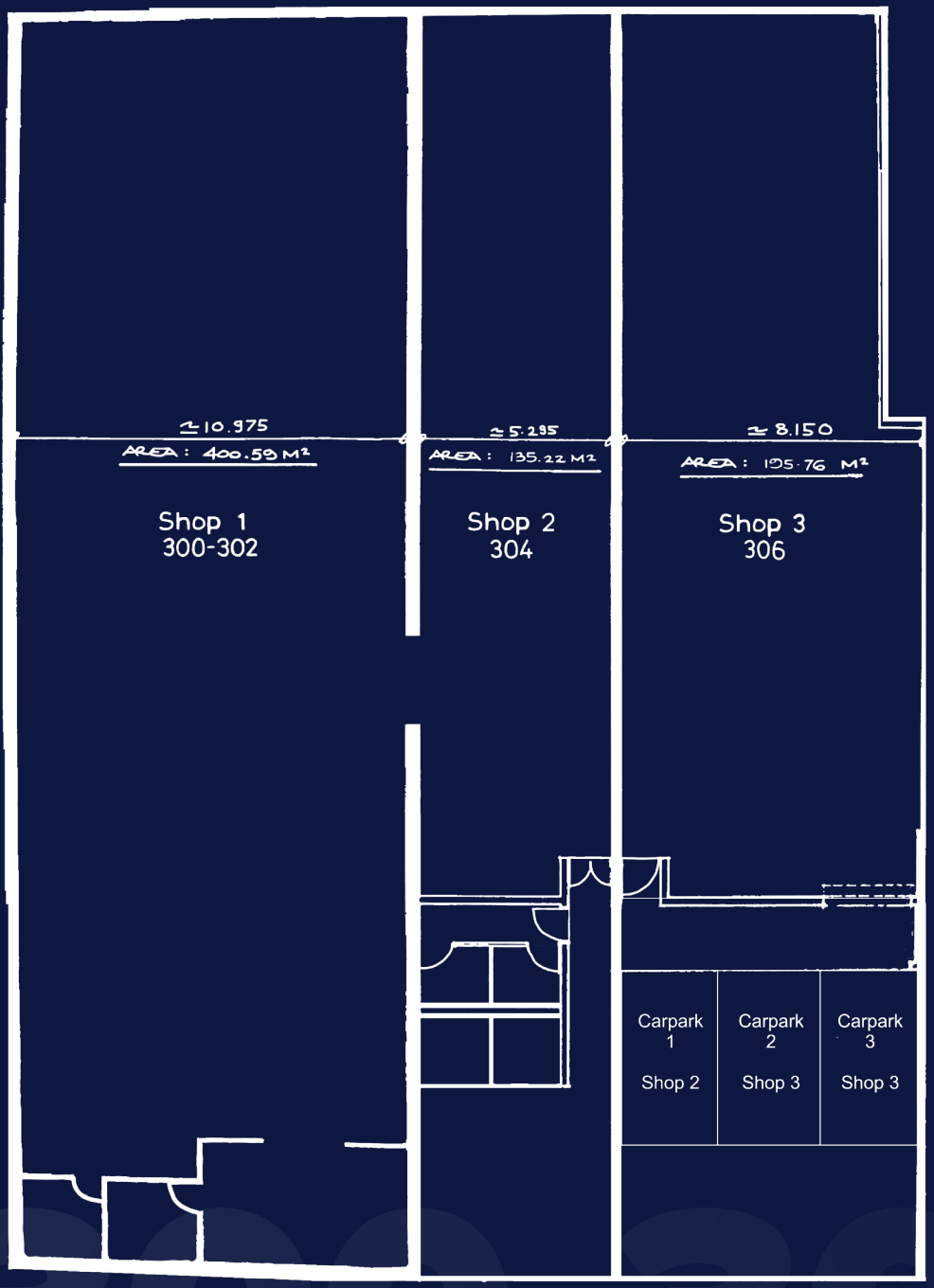
135m²

306 BRIDGE RC.

196m²

TOTAL BUILDING

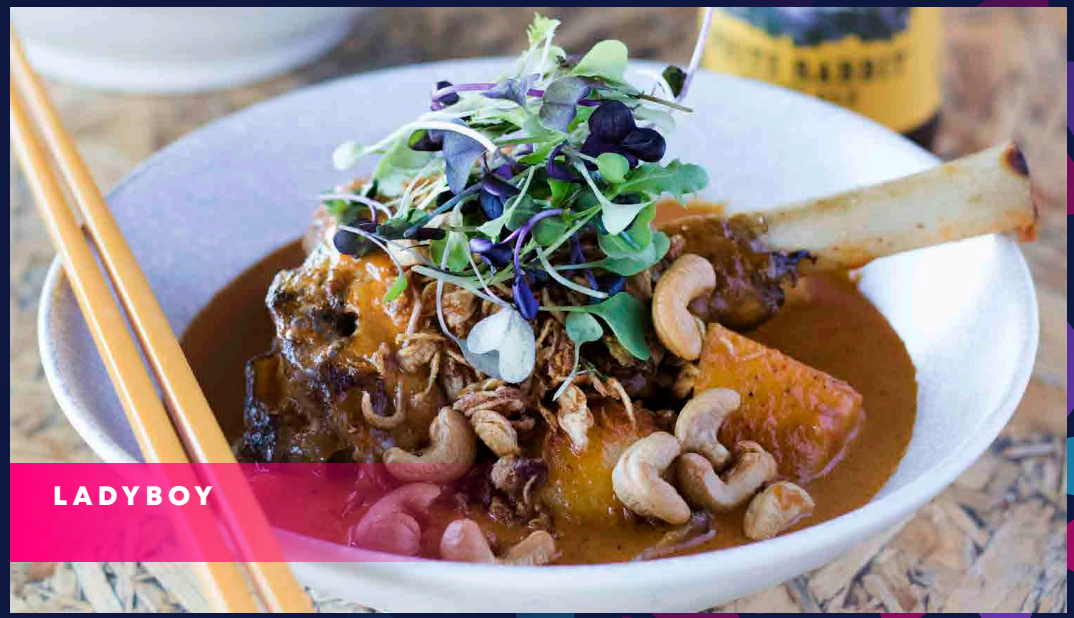
732m²


≃10.975
AREA : 400.59 M²
≃5.295
AREA : 135.22 M²
≃8.150
AREA : 195.76 M²
Shop 1
300-302
Shop 2
304
Shop 3
306
Carpark
1
Shop 2
Carpark
2
Shop 3
Carpark
3
Shop 3

300-306

BRIDGE RD.

MISTER MINH



LADYBOY

MAYDAY COFFEE & FOOD

TOUCHWOOD

FROZEN BY A THOUSAND BLESSINGS

MINAMISHIMA

ANCHOVY

Capricho
CHICKEN YOU CRAVE
THE EATERY 276
WATERLOO PL
40
7 AM - MID NIGHT
THE Fish MARKET
END
BRM016
P
Capricho

CITY HALL
POST

THE BRIDGE ROAD TRINITY

300 - 302, 304 & 306 BRIDGE ROAD

JACK TENEKETZIS 0438 808 588

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