



# ONE SIX GRATTAN STREET



PRAHRAN



ANYTIME FITNESS

BODY SALE

BODY SALE

BODY SALE

NERO  
13-15

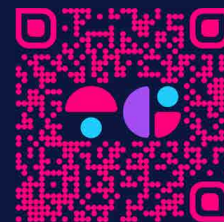
THIS AREA ONLY  
NO PARKING

UNLOCKED

QUIET ZONE

# 16 GRATTAN STREET PRAHRAN

Offered for Sale by Negotiation

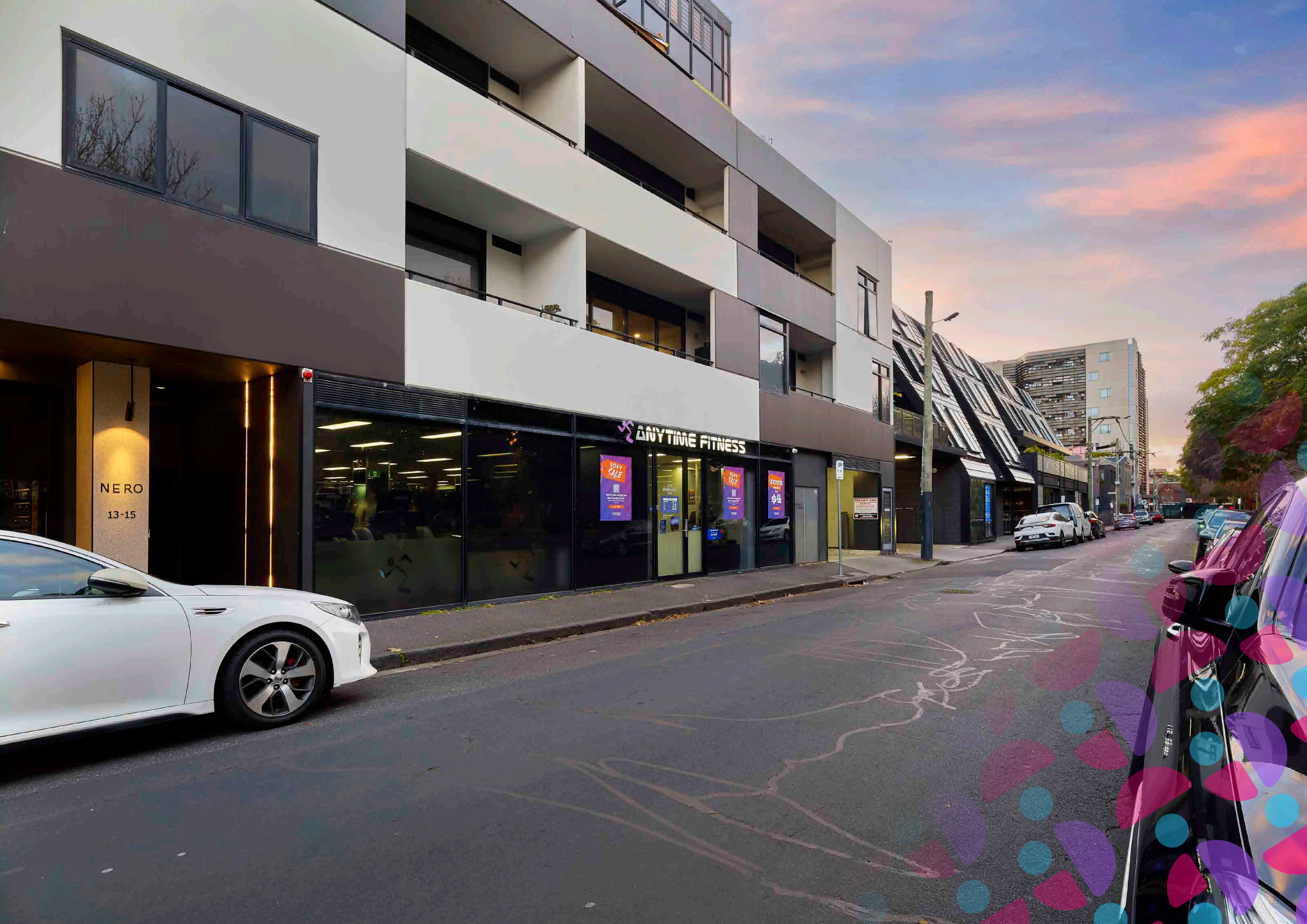


SCAN FOR  
WEB LISTING

<b>INCOME</b>	<b>\$164,298pa + og's + GST*</b>
<b>TERM</b>	<b>5 Years</b>
<b>COMMENCEMENT</b>	<b>1 March 2024</b>
<b>OPTION</b>	<b>5 Years</b>
<b>REVIEWS</b>	<b>4%pa - Market @ Option</b>
<b>BUILDING</b>	<b>360m<sup>2</sup></b>
<b>CAR PARKING</b>	<b>7 Cars</b>

\*Income based Year 2 rent with repayments

# GRS



NERO  
13-15

ANYTIME FITNESS

BOFFY SALE

BOFFY SALE

BOFFY SALE

40

ANYTIME FITNESS

# ONE SIX GRATTAN STREET

- PROPERTY
- CHAPEL & GREVILLE ST. LIFESTYLE STRIPS



FAWKNER PARK

COMMERCIAL ROAD

GREVILLE STREET

ST EDMUNDS ROAD

CHAPEL STREET

CASA N.O.M

White  
Lips  
Cafe

CHEZ MADEMOISELLE

URKU

FEZILLA

ACAI BROS

FISHBOWL

PARDON

Entrecôte

KINGS DOMAIN

HOPPER JOINT

JVA SALON

ANGUS & BON

BODA

FORMER PRAHRAN  
COURT HOUSE &  
FIRE STATION

PRAHRAN  
TOWN HALL

revolver upstairs

SMALL BATCH

CRUST

journeyman

MESSINA

PRAHRAN  
MARKET

PRAHRAN  
SQUARE

JAM  
FACTORY

MR BOND

CALIBRE

DECJUBA

KATUK

BUSTIGA

ORIENTAL  
TEAHOUSE

TEMPERANCE HOTEL

Stella

abacus.

PASTA  
PREGO.

Sportsgirl

coles

priceline  
pharmacy

BONDS

Kathmandu

Dan Murphy's

DYMOCKS

NIKE

rebel

JB  
HI-FI

SUBWAY

rebel

Namak

SOMEWHERE BAR

Farro

Fonda

Beverly

HELLO SAM

YUGEN

Hunky Dory

La Manna & Sons

GREEN CUP

CAFFÉ E CUCINA

CAFFÉ E CUCINA

BOOST

The Meats & Wine Co

Spud BAR

SCANLAN THEODORE

ZIMMERMANN

BENNY'S

peteralexander

IMPERIAL

CHEMIST  
WAREHOUSE

BISTRO DE PARIS

Zambreno

TACO  
BELL

rebel

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## THE BEST THINGS TO DO IN PRAHRAN, MELBOURNE: A LOCAL'S GUIDE

Prahran – and that's Pran not Praahn – might be best known for its stretch of Chapel Street, but there's plenty more to love about the inner south suburb. It's here you'll find some of Melbourne most exciting restaurants, fun bars and quirky shops. Not to mention the spectacular Chapel Off Chapel performing arts space and the beloved den of sin that is Revs. New to the area? Here are the best things to do in Prahran.



**ANYTIME  
FITNESS**

Chalk Art  
COMPETITION



Thank you!  
Sweek!  
Creditkarte  
↓ RZKge1P  
↳ Raphael

WILLIS UNIVERSITY  
WORLD ANYTIME FITNESS  
MEMBERSHIP

PROVIDED BY  
T2000 & MEMBERSHIP  
SUPPORTERS

PROVIDED BY	DATE
WILLIS UNIVERSITY	10/15/2018
WILLIS UNIVERSITY	10/15/2018
WILLIS UNIVERSITY	10/15/2018

ANYTIME FITNESS

ANYTIME FITNESS

# ANYTIME FITNESS

**CHALK ART COMPETITION!**  
Grab some chalk and get creative! Draw fitness-inspired art on the chalkboard.  
Winner revealed March 27th. Prize \$50  
and Sports Voucher & more free. See  
Aqua Brothers Voucher & Protein Powder!



UMBRELLA



This Anytime Fitness center is independently owned and operated by a franchisee of Anytime Fitness, LLC.

MANAGER

ANYTIME FITNESS





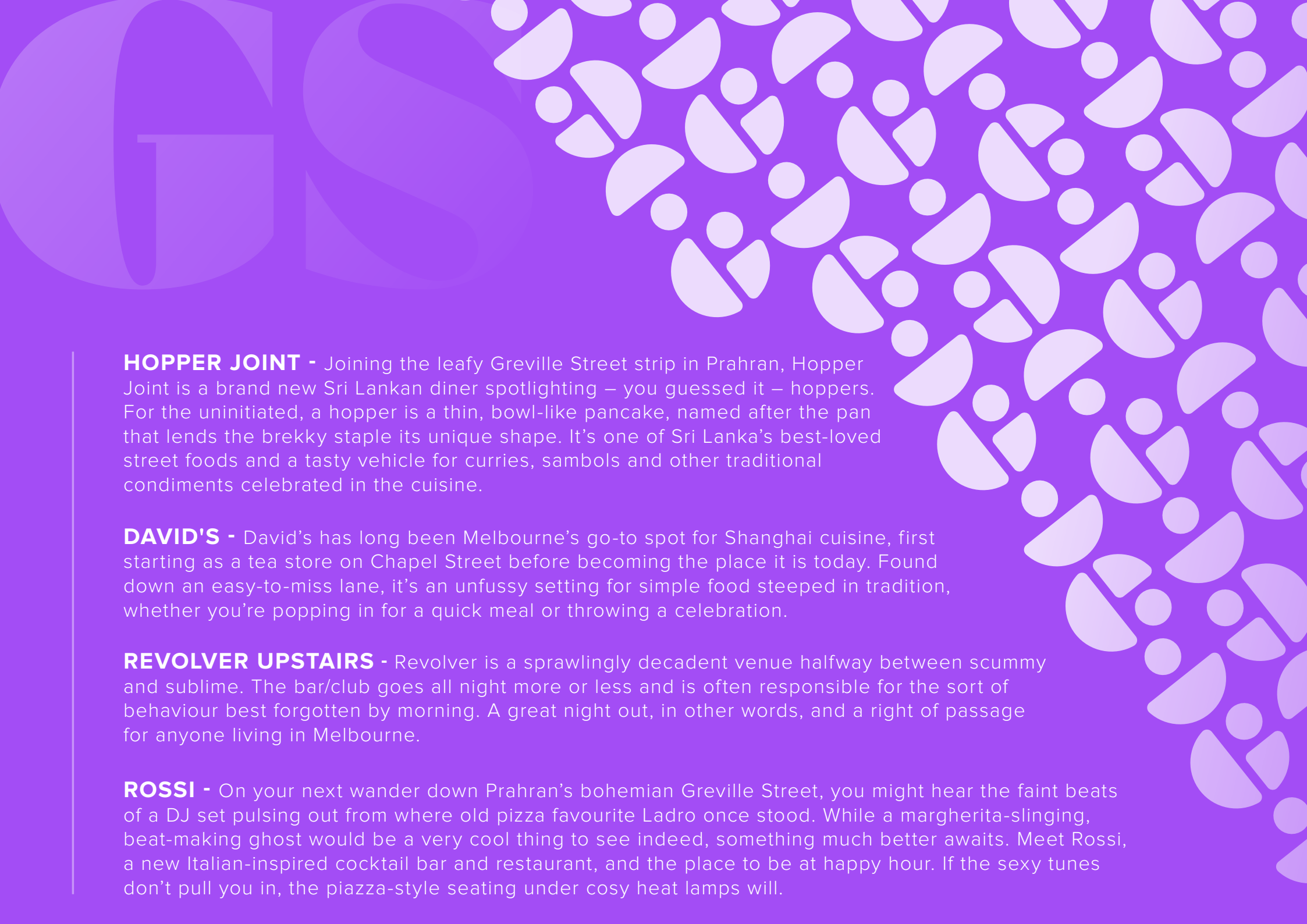
# BEST THINGS TO DO IN PRAHRAN

- Prahran Market
- Chapel Off Chapel
- Studio Amaro
- Hopper Joint
- David's
- Revolver Upstairs
- Rossi
- Young Hearts
- White Oaks Saloon Bar & Dining
- Botanicah
- Pawn and Co
- The Smith
- L'Hotel Gitan
- Greville Records
- Flying Duck Hotel
- Onesixone
- The Alps
- College Lawn Hotel

**PRAHRAN MARKET** - Technically Prahran Market is located in South Yarra (it's right on the suburb border) but this gourmet market is too good to not include. Inside you'll find a delicious range of deli produce and fresh fruit and veg. The market also hosts a range of foodie events and festivals throughout the year.

**CHAPEL OFF CHAPEL** - This highly respected and renowned venue just off Chapel Street is a veritable institution for the arts in Melbourne. Housed in a former church, it presents a well-rounded programme of cabaret, theatre, comedy, dance and visual art. The venue has hosted artists such as Coldplay, Foo Fighters, Tripod, and musicals including The Colour Purple, Rent and Blood Brothers.

**STUDIO AMARO** - The folks at Commune Group, responsible for fellow Southside gems Firebird, Hanoi Hannah and Tokyo Tina, have added to their collection yet another ambitious project: a two-level Italian dining and drinking space alluringly christened Studio Amaro. The multi-purpose venue isn't just another place to wine and dine, with a generous focus on music and DJ residencies. Think disco, funk and plenty of Euro nostalgia.



**HOPPER JOINT** - Joining the leafy Greville Street strip in Prahran, Hopper Joint is a brand new Sri Lankan diner spotlighting – you guessed it – hoppers. For the uninitiated, a hopper is a thin, bowl-like pancake, named after the pan that lends the brekky staple its unique shape. It's one of Sri Lanka's best-loved street foods and a tasty vehicle for curries, sambols and other traditional condiments celebrated in the cuisine.

**DAVID'S** - David's has long been Melbourne's go-to spot for Shanghai cuisine, first starting as a tea store on Chapel Street before becoming the place it is today. Found down an easy-to-miss lane, it's an unfussy setting for simple food steeped in tradition, whether you're popping in for a quick meal or throwing a celebration.

**REVOLVER UPSTAIRS** - Revolver is a sprawingly decadent venue halfway between scummy and sublime. The bar/club goes all night more or less and is often responsible for the sort of behaviour best forgotten by morning. A great night out, in other words, and a right of passage for anyone living in Melbourne.

**ROSSI** - On your next wander down Prahran's bohemian Greville Street, you might hear the faint beats of a DJ set pulsing out from where old pizza favourite Ladro once stood. While a margherita-slinging, beat-making ghost would be a very cool thing to see indeed, something much better awaits. Meet Rossi, a new Italian-inspired cocktail bar and restaurant, and the place to be at happy hour. If the sexy tunes don't pull you in, the piazza-style seating under cosy heat lamps will.



FIRE EXTINGUISHER

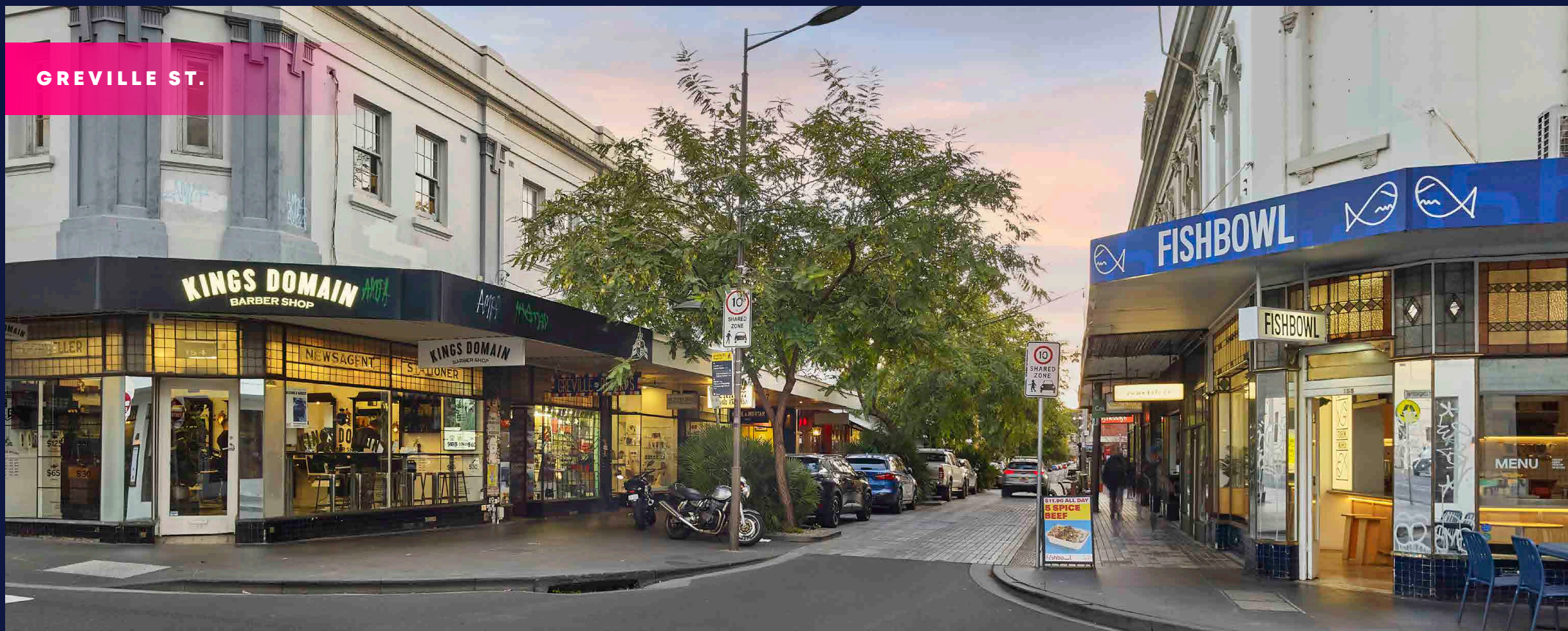
YMCA

Anytime Fitness  
5. CALL US  
2. VISIT US  
3. USE OUR APP



5  
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42  
49  
56  
63  
70  
77  
84  
84

GREVILLE ST.



URKU CHOCOLATE



ROSSI



FISHBOWL



**HOPPER JOINT**



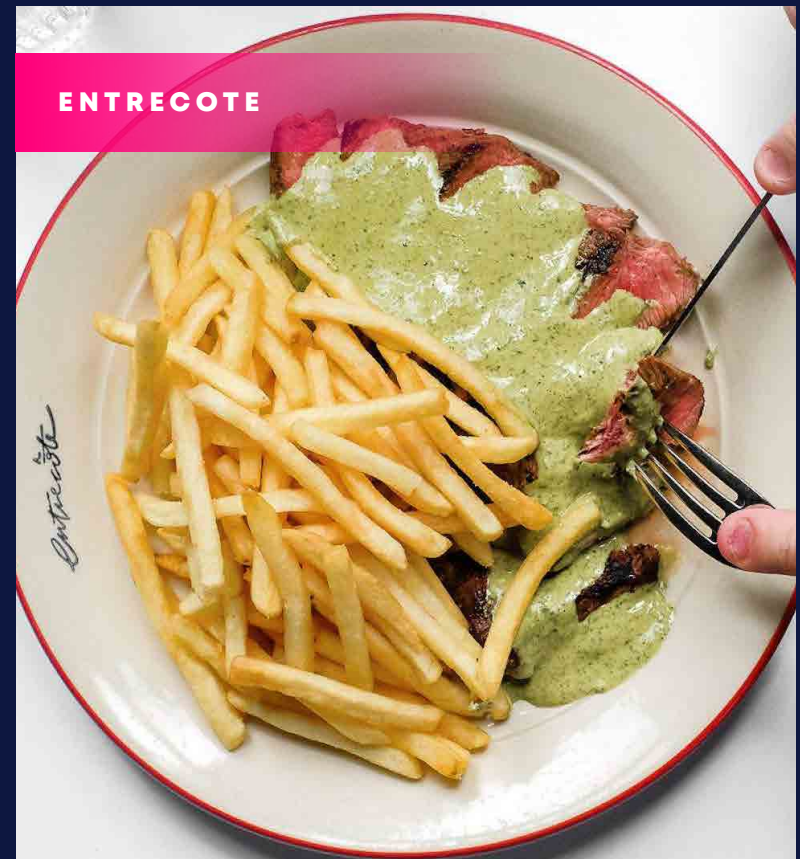
**WHITE OAKS SALOON  
BAR & DINING**



**ANGUS & BON**



**ENTRECOTE**



# ONE SIX GRATTAN STREET

- PROPERTY
- CHAPEL & GREVILLE ST. LIFESTYLE STRIPS

ALBERT PARK

GREVILLE STREET

COMMERCIAL ROAD

GRATTAN STREET

IZETT ROAD

CHAPEL STREET

- Mr Myoga
- Pidapipó
- HAWKER HALL
- Maha East
- YO-CHI
- LORNO CINN
- Betty's Burgers
- Henrietta
- GALOK
- Farro
- ROYAL STACKS
- Fonda
- SOMEWHERE BAR
- Namak.
- rebel
- rebel
- TACO BELL
- Zambrero
- BISTRO DE PARIS
- CHEMIST
- TEMPERANCE HOTEL
- IMPERIAL
- peteralexander

STUDIO AMARO

MESSINA

CRUST

SMALL BATCH

revolver upstairs



SUBWAY



rebel



Zambrero

BISTRO DE PARIS



TEMPERANCE HOTEL

IMPERIAL

peteralexander

PRARRAN TOWN HALL

CRUST

SMALL BATCH

revolver upstairs



Kathmandu

DYMOCKS

Dan Murphy's

BONDS

priceline pharmacy

coles

Sportsgirl

PASTA PREGO.

abacus.

Stella

ORIENTAL TEAHOUSE

RUSTICA

BROW & LASH CO

PRARRAN SQUARE

KINGS DOMAIN

PARDON

HOPPER JOINT

UVA SALON

CASA N.O.M

URKU

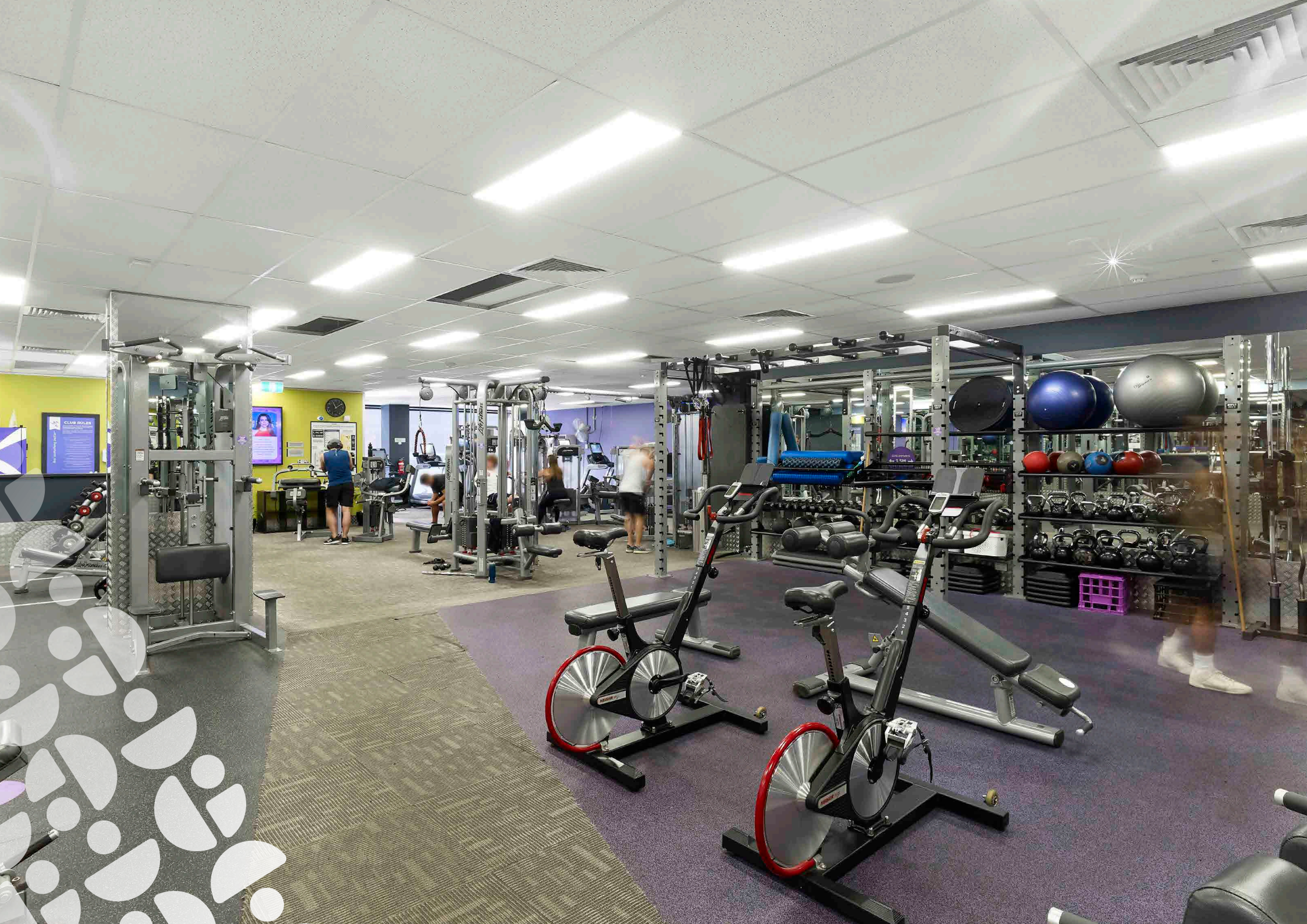
Entrecote

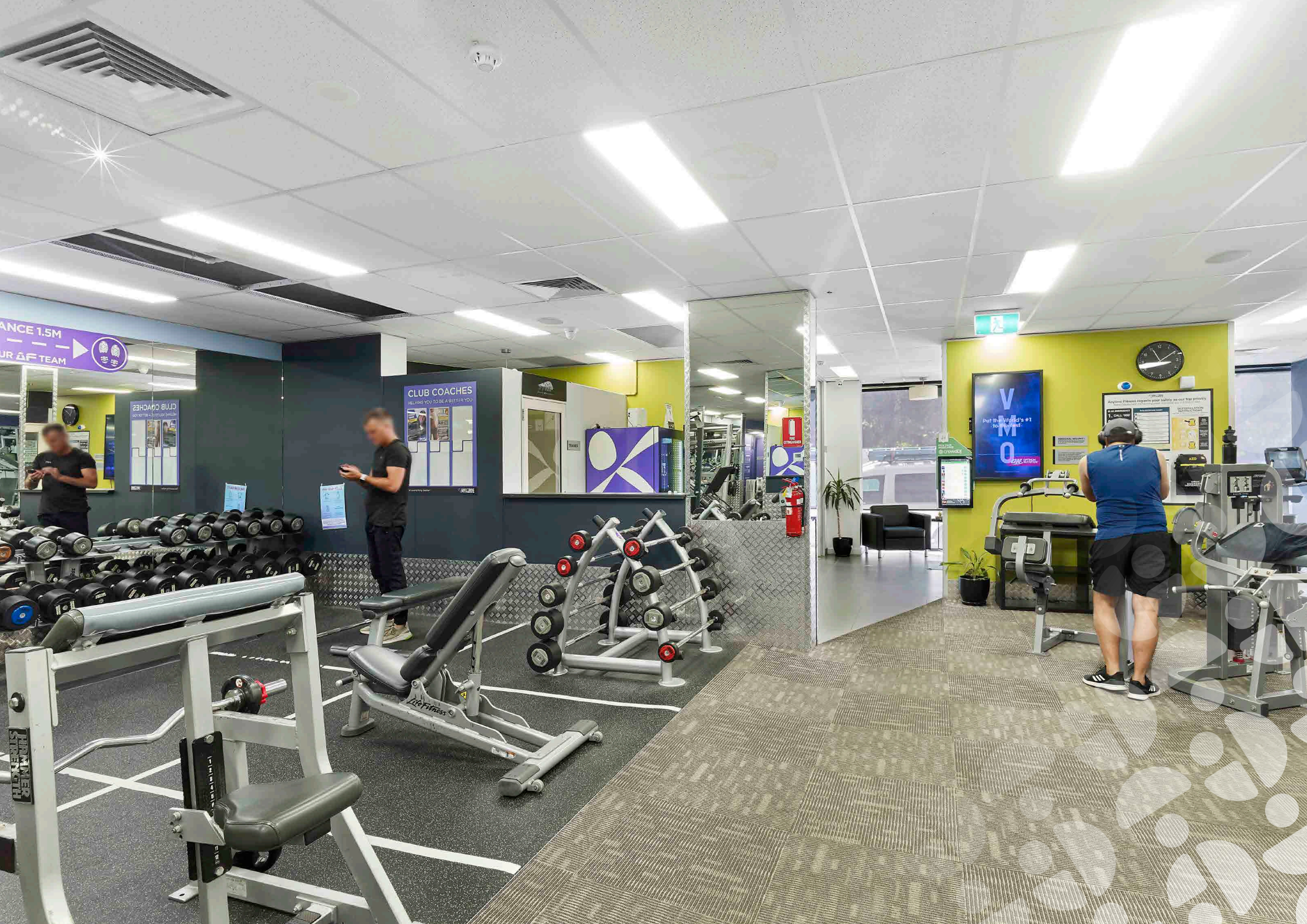
Aesop

FISHBOWL



PRARRAN MARKET





ANCE 1.5M  
UR AF TEAM

CLUB COACHES  
HELPING YOU TO BE A BETTER YOU

CLUB COACHES  
HELPING YOU TO BE A BETTER YOU

VMO  
Put the World's #1  
to the test

Optimize  
Anytime Fitness expands your safety on our trip priority.  
We've invested in your safety with the latest technology.  
CALL 1-800-451-4511



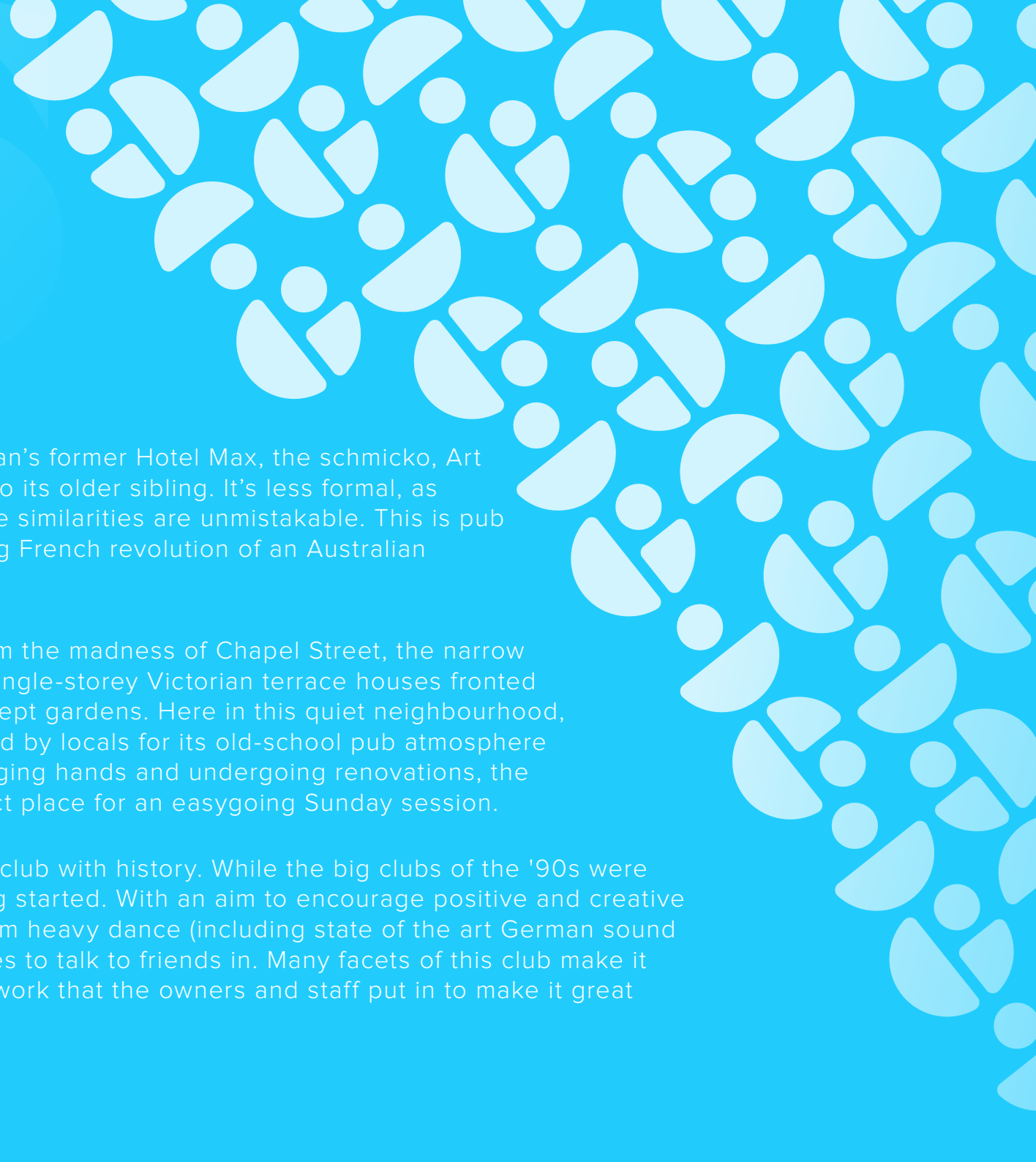

**YOUNG HEARTS** - Newcomer Young Hearts is on a mission to bring together the food, drink, music and art synonymous with Melbourne's culture. It's the vision of restaurateur Nic Coulter (Neptune Food & Wine), who jumped at the chance to revive the recently closed Galah Boozery and create an offering he felt was missing from the Windsor neighbourhood. Ever-evolving, Young Hearts welcomes you in for a drink, groove, chat and play, over plates of what it describes as "food designed for easy listening."

**WHITE OAKS SALOO BAR & DINING** - With white walls, an immaculate bar and smooth timber tables, this place scrubs up nicer than any saloon we've ever set foot in. It's all about the shooters, slammers, chasers and cocktails here; don't leave without dabbling with El Diablo. Made with Botella del Sol tequila, hibiscus, lime, and ginger beer, it's a dangerous mix we could drink all night. Dude food is the name of the game with chilli mac and cheese, cornbread and jalapeño poppers on the menu.

**BOTANICAH** - One of Melbourne's largest plant depositories is hidden away in Prahran's back streets, inside an old plastic bag factory that has been transformed into a veritable floral wonderland. Botanicah bills itself as the biggest plant warehouse in Melbourne's south, and with 350 square metres of floors space dedicated to plants and pots, it's easy to agree.

**PAWN AND CO** - Pawn and Co is an operational pawn shop that's also a 1920s-themed bar-nightclub. It could only have been conceived of by the likes of Josh Lefers and Steven Wools – the guys behind Big Dog creative, Doss Blockos beer, and in Lefers' case, kitschy Chinese restaurant Happy Palace. They've put together a good-looking space that has all the elements to please a younger-skewed crowd.

**THE SMITH** - What was once a grotty old pub is shiny and new again – the Smith is a smart and elegant all-day eatery with obligatory open kitchen, bar area up front, restaurant out back and double function rooms upstairs. The menu leans towards whatever's hot right now (matching the clientele to a tee) and follows nobody's rules. Head along on Saturdays for Brunch with Soul and on Sundays for Drag Brunch – both feature two hours of bottomless drinks.



**L'HOTEL GITAN** - Housed in Prahran's former Hotel Max, the schmicko, Art Deco L'Hotel Gitan is a similar beast to its older sibling. It's less formal, as befitting any family newcomer, but the similarities are unmistakable. This is pub food done Raymond-style: an ongoing French revolution of an Australian institution.

**FLYING DUCK HOTEL** - Away from the madness of Chapel Street, the narrow backstreets of Prahran are home to single-storey Victorian terrace houses fronted by picket fences and colourful, well-kept gardens. Here in this quiet neighbourhood, you'll find the Flying Duck Hotel, loved by locals for its old-school pub atmosphere and massive beer garden. After changing hands and undergoing renovations, the Duck is back – and it's still the perfect place for an easygoing Sunday session.

**ONESIXONE** - Onesixone is a nightclub with history. While the big clubs of the '90s were dwindling, Onesixone was just getting started. With an aim to encourage positive and creative thought, the atmosphere switches from heavy dance (including state of the art German sound systems) to quiet lounges and couches to talk to friends in. Many facets of this club make it unique, and standing out is the hard work that the owners and staff put in to make it great every time you visit.





# THE REAL LAND TAX SOLUTION

There is only one real solution to the Land Tax equation... a long term, securely leased, strata title investment in the best city fringe location.

Why? Any future Land Tax increases are negligible to irrelevant, with the asset's rent potential increasing more so over time. What your left with is a high yielding, long term secure investment that you can set and forget, as the current owner has for the last 12 years.

What we are offering today, is your opportunity to obtain the real Land Tax solution.

16 Grattan Street is an exceptional investment opportunity, that has been leased to Anytime Fitness since 2012, in one of Melbourne's best locations South Yarra, renowned for its leading food and drink hotspots, energetic nightlife, shoppers paradise or luxury residential houses and apartments.

## **16 Grattan Street – Anytime Fitness**

- The anchor retail tenancy in the 'Nero' development
- Leased to JAGS Fitness Pty Ltd – trading as Anytime Fitness Prahran
- 5 Year Lease from 1 March 2024 with an option until 28 February 2034
- Operating as Anytime Fitness since effective building completion in 2012
- 360m<sup>2</sup>
- 7 car parks

**We're here to help you find the perfect deal so let's talk.**

CHAPEL ST.



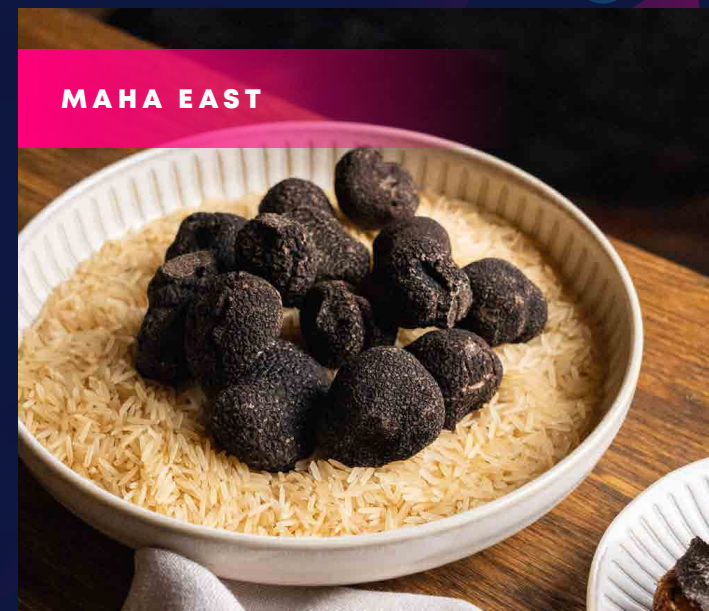
TOKYO TINA



GELATO MESSINA



MAHA EAST



**HENRIETTA**



**MR MIYAGI**



**HAWKER HALL**



**PIDAPIPO**





STRETCHING

ANY TIME. ANY CLUB

ONE MEMBERSHIP UNLOCKS EVERY CLUB IN THE WORLD

SANITISATION STATIONS

PLEASE BE MINDFUL OF YOUR WEIGHT TRAINING

HARMA STRENGTH



# KINGS DOMAIN

BARBER SHOP

STATIONER

GREVILLE RECORDS

Vennora  
Lash Studio

BRICK & MORTAR

AWARDS  
AUSTRALIAN  
MENS  
WARDRESSER  
OF THE YEAR  
2017

SLOW  
SUPERIOR CUTS  
FROM \$25  
KINGS DOMAIN  
TREATMENT

\$65

\$30



# 16

## GRATTAN STREET LEASE

### TENANT

JAGS Firness Pty Ltd

### TERM

5 Years from 1 March 2024

### FURTHER TERM

1 further Term of 5 Years

### BASE RENT

\$141,848.28 per annum + GST

### COVID RENT ARREARS

In addition to base rent

\$1,398.02 per calendar month over 5 Years

### REVIEWS

4.0% per annum

Market @ Option

### NOTES

Premises has been operating as Anytime Fitness since construction completion in 2012



FIRE EXTINGUISHER

LOCKERS

POWDER

EMPLOYEES ONLY

AUSTRALIA'S BIGGEST FITNESS COMMUNITY

WE ARE THE BEST OF AUSTRALIA

THE WORLD'S MOST POWERFUL

SAFE AND SECURE

WE'LL KEEP YOU ON TRACK

THE #1 CHOICE FOR FITNESS TO YOU

NO MEMBERS PLEASE



FIRE SAFETY DOOR  
DO NOT OBSTRUCT  
DO NOT KEEP OPEN

# 16

## GRATTAN STREET RENT TABLES

### BASE RENT

#### YEAR 1

\$141,848.28 per annum + GST

#### YEAR 2

\$147,522.21 per annum + GST

#### YEAR 3

\$153,423.10 per annum + GST

#### YEAR 4

\$159,560.02 per annum + GST

#### YEAR 5

\$165,942.42 per annum + GST

### COVID RENT ARREARS

#### YEARS 1 - 5

\$16,770.19 per annum



# 16

## GRATTAN STREET TOTAL INCOME

### YEAR 1

\$134,530.52 per annum + GST

### YEAR 2

\$164,298.45 per annum + GST

### YEAR 3

\$170,199.34 per annum + GST

### YEAR 4

\$176,336.26 per annum + GST

### YEAR 5

\$182,718.66 per annum + GST

# 16 GRATTAN





Aesop

KOOKAI

ONE WAY  
→

KOOKAI

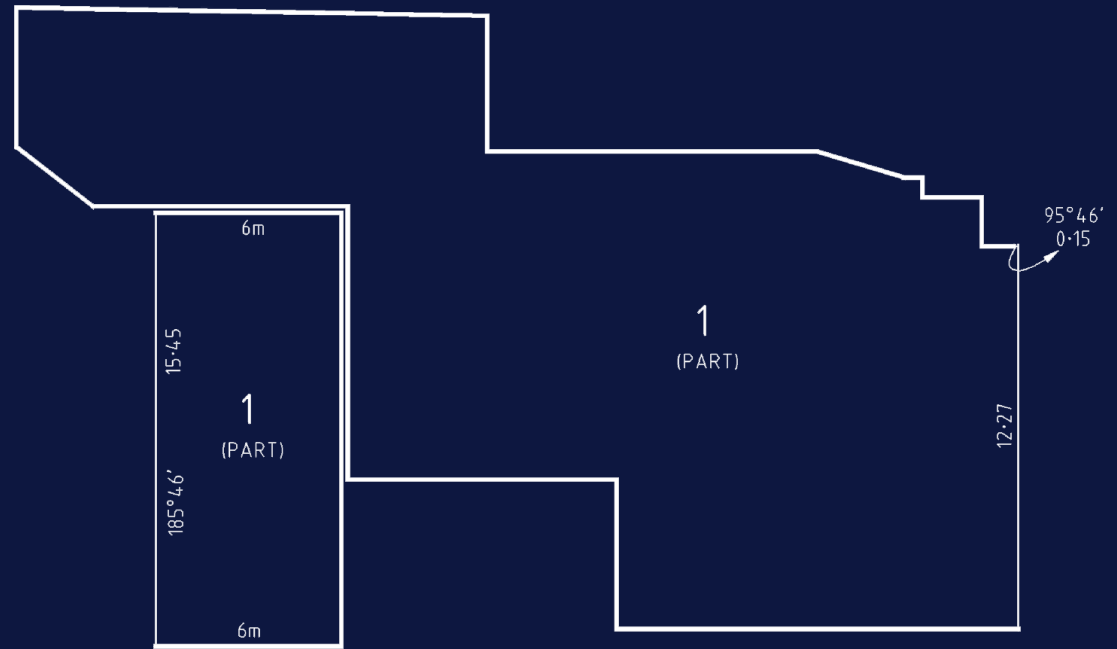
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**GRATTAN STREET**  
**TITLE**



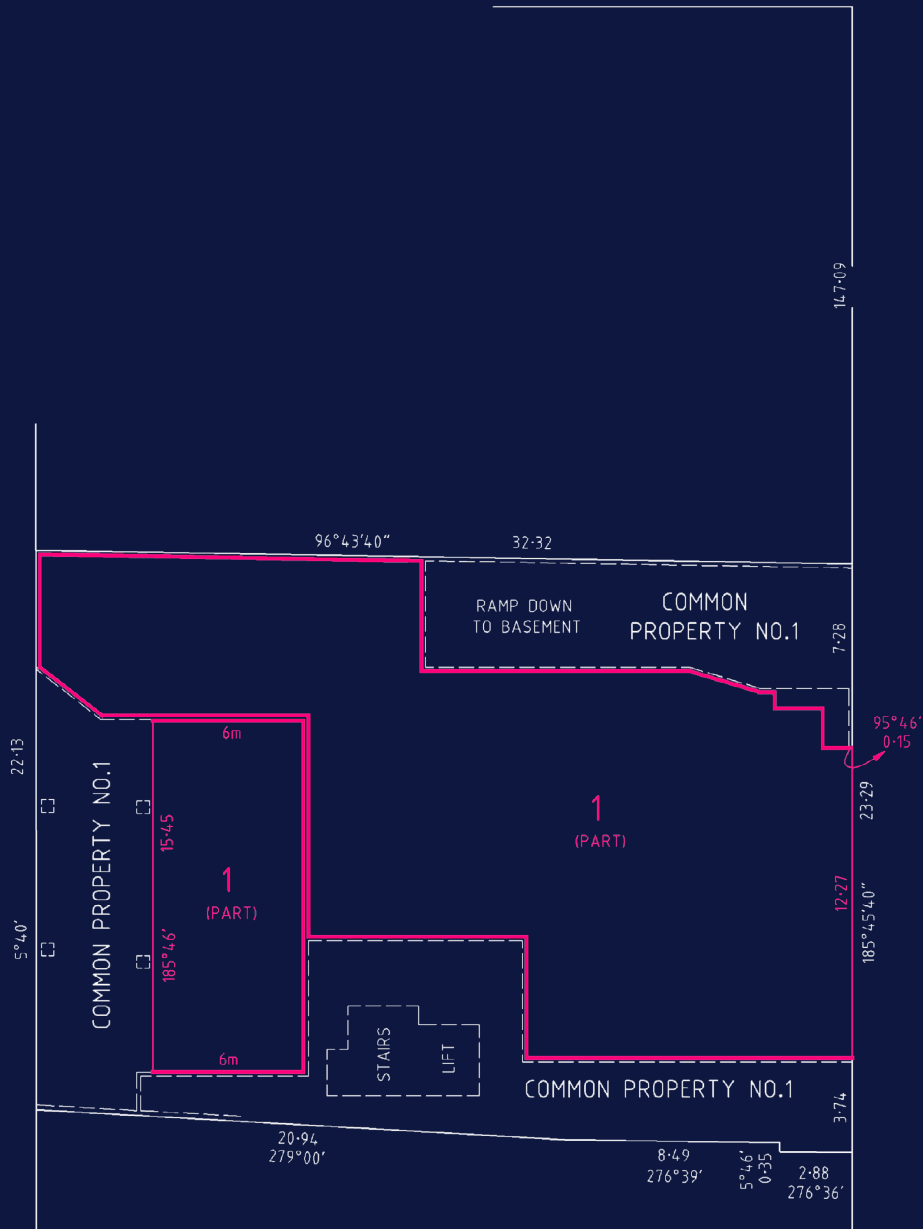
**SITE**  
**360 m<sup>2</sup>**



COMMERCIAL ROAD

HINTON LANE

STREET



16 GRATTAN

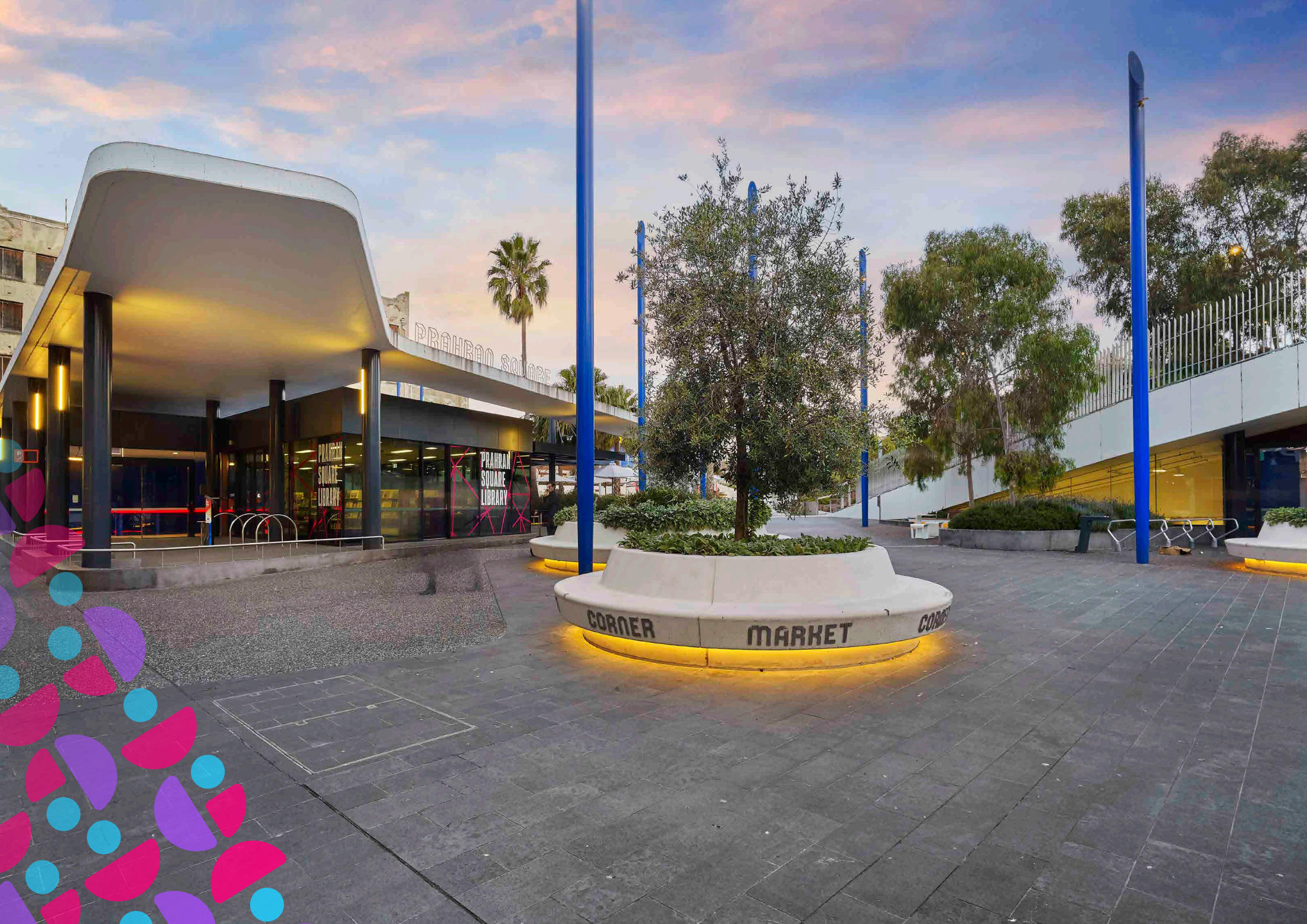


metro  
BWS  
K&P

MARKET SQUARE

MARKET CORNER MARKET

MARKET SQUARE



PRAHRAN SQUARE

PRAHRAN SQUARE LIBRARY

CORNER

MARKET

CORNER



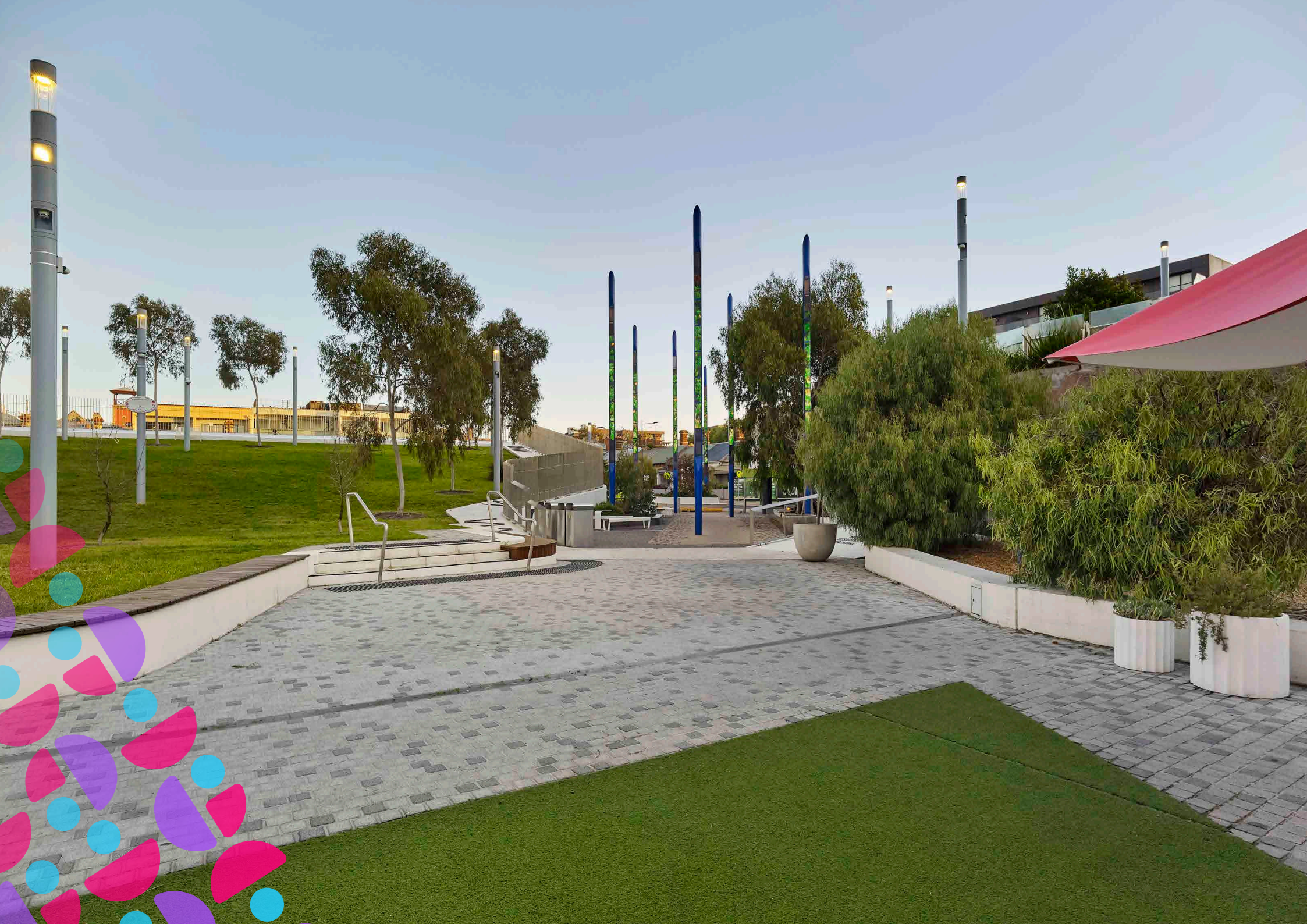


PRAHRAN

PRAHRAN  
SQUARE  
LIBRARY

CORNER

MARKET



16

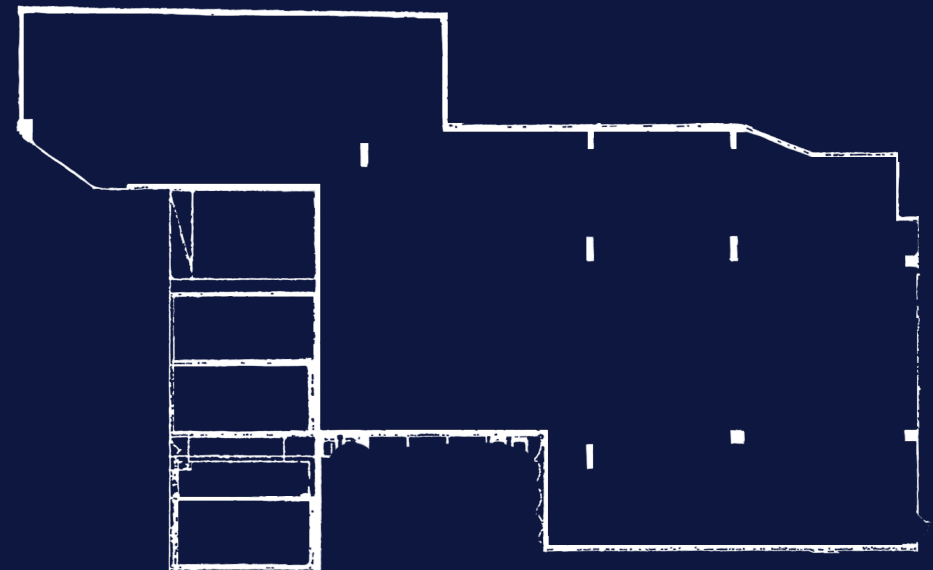
# GRATTAN STREET FLOOR PLAN

## BUILDING

360 m<sup>2</sup>

## CAR PARKS

7 Car Parks

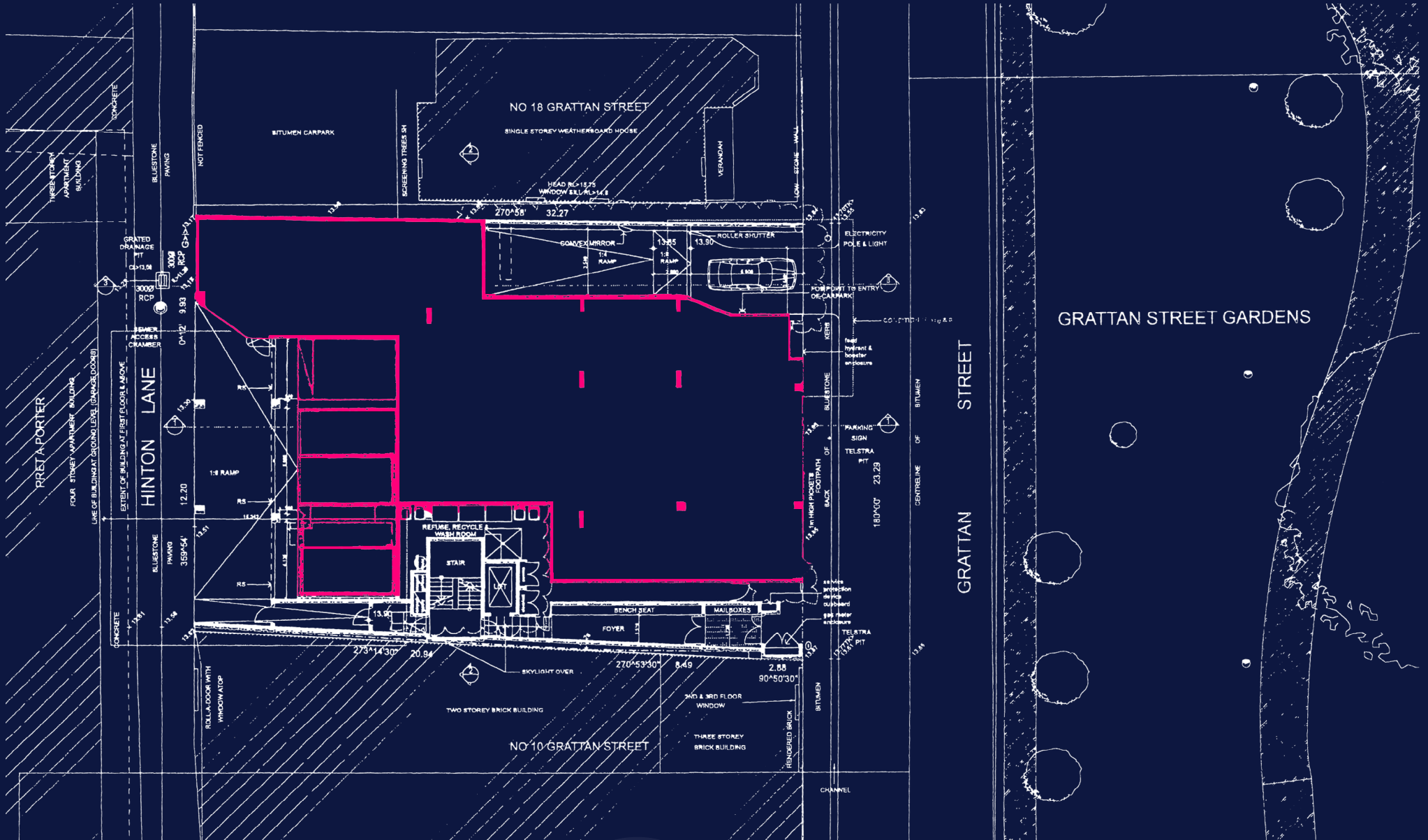


## TOTAL

360 m<sup>2</sup>







16GRATA



ELEVEN

ELEVEN

OPEN  
24  
HOURS

ROAST POTTERIES

COFFINETS

HOOKEO

OAKBERRY

AÇAÍ

CAMPARI

LANE

GIVE WAY  
TO  
PEDESTRIANS

B1D-624



B & BONES

ONE SIX  
GRATTAN STREET

PROPERTY

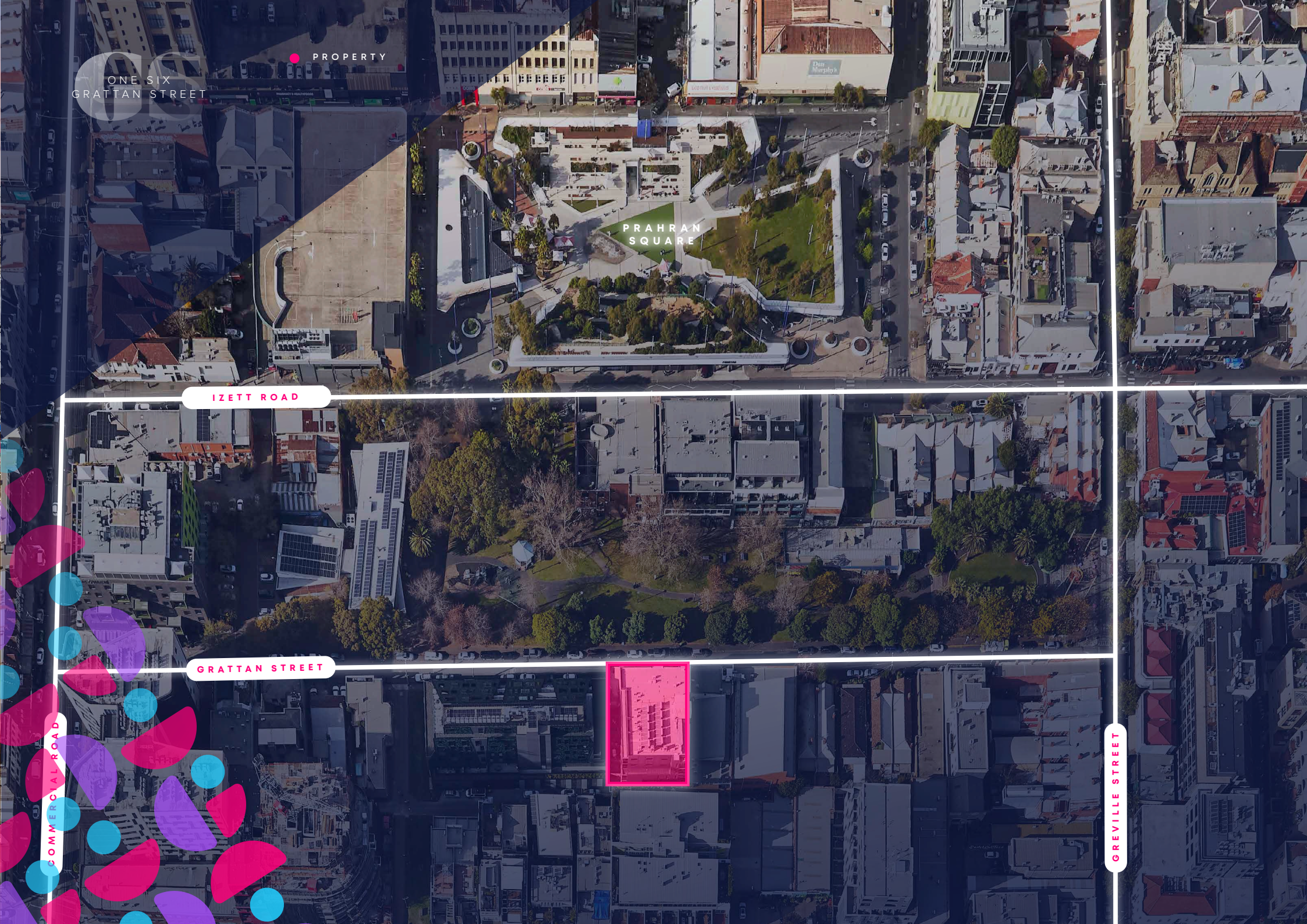
PRAHRAN  
SQUARE

IZETT ROAD

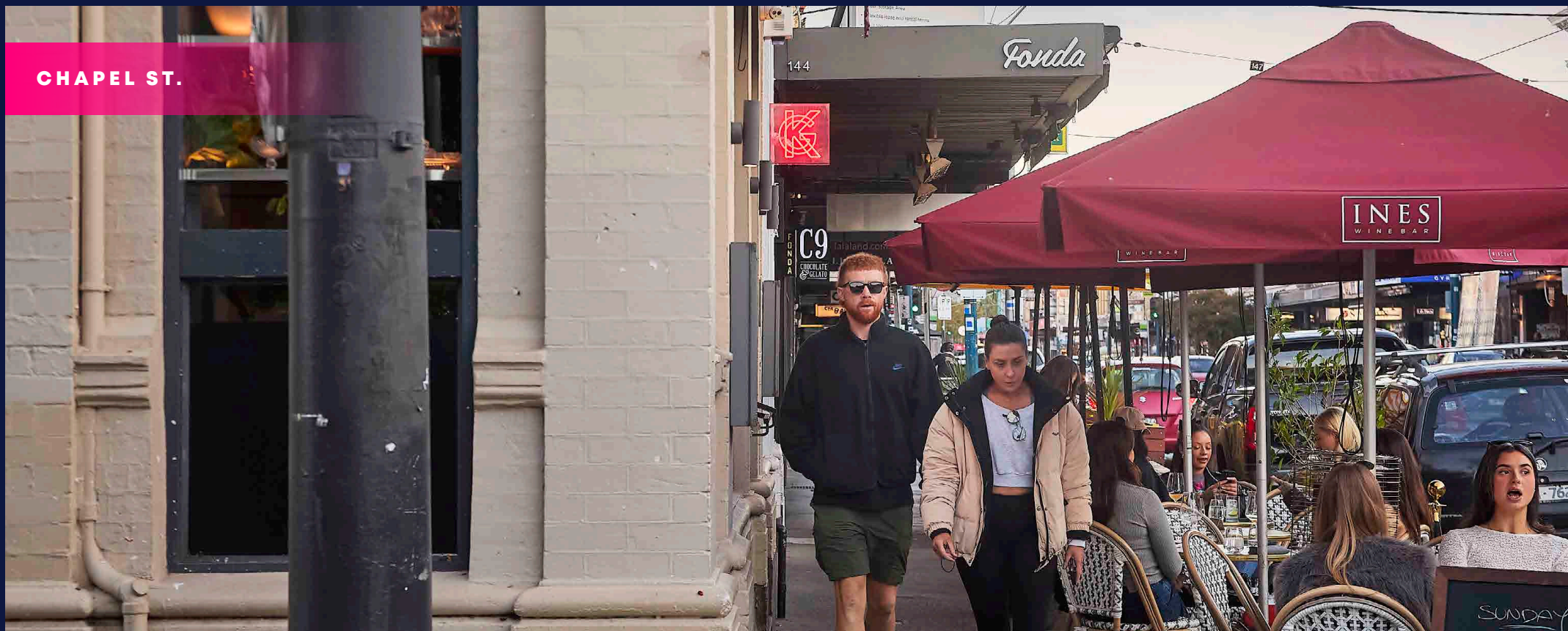
GRATTAN STREET

COMMERCIAL ROAD

GREVILLE STREET



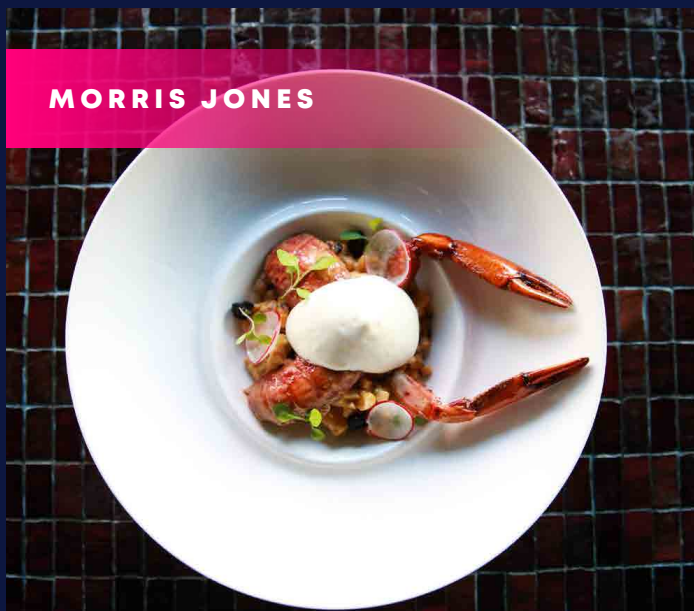
CHAPEL ST.



BETTY'S BURGERS



MORRIS JONES



GALOK



**LUKUMADES**



**LORD OF THE FRIES**

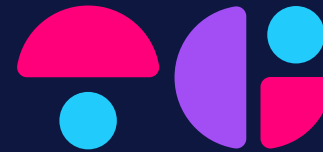


**SOUVLAKI GR**



**GRILL'D**





# OS

ONE SIX  
GRATTAN STREET

PRAHRAN

**JACK TENEKETZIS**

**0438 808 588**

**ALEX TENEKETZIS**

**0401 555 770**

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