



FIVE ZERO ROSE STREET



FITZROY



KUDY.

48

ROSE PANTRY

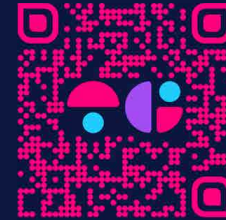
RS
GN.

RMANE.. M&A9..

50 ROSE STREET FITZROY

Offered for Sale by Negotiation

INCOME	\$104,117pa + og's + GST
TERM	10 Years
COMMENCEMENT	15 October 2020
OPTION	10 Years
REVIEWS	4%pa - Market @ Option
BUILDING	133m²
PARKING	2 Car Parks



**SCAN FOR
WEB LISTING**

RRS



20
YR
S
OF
ART &
DESIGN

20
TWINNY YEARS
OF ART & DESIGN

SHANE WEAVER CHRISTOPHER

shake

48

2P
7-7



RS

FIVE ZERO
ROSE STREET

- PROPERTY
- BRUNSWICK ST. LIFESTYLE STRIP



WORKERS CLUB

Hyman

ICHI NI NANA

HOTEL FITZROY

FOODWORKS

AMARILLO

gorman

KUSHIRO

BONNY

Bon Ap'

EL CAMINO CANTINA

blackcat

BELL ST

CHEMIST WAREHOUSE

ALTA

Alimentari

STAGGER LEE'S

little hop

BAR STOCK SHUFFLE

NAKED SATAN

A1 BAKERY

coles

STONE HOTEL

BLAC K PEARL

Provincial

Farro

NOTECIA ZINGARA

T2

HECHO EN MEXICO

BLACKOUT LOUNGE

SOUVLAKIGR

Nico's

CHINA Bar

fitz

EVELYN

Freda's Bistro

MASTI

babka

NEAR & FAR

SISIG

MADAME H'S VEGETARIAN

the ROSE STREET MARKET

THE FITZROY MILLS

MUKKA

C9 CHOCOLATE & GELATO

LORD OF FRIES

Vegie Bar

TRANSFORMER

LUNE





P 10
MINUTE

7 AM - 9 PM



20

TWO
OF A





P 10 MINUTE 2P

7 AM - 9 PM

EVERY SAT SUN 11AM-5PM

KIDY.



SOLO

...one. MEAG.



RS

A LOCAL'S GUIDE TO FITZROY*

Fitzroy is an eclectic suburb with a rich history etched into its old pubs, narrow streets and terrace houses, long-lasting retailers and modern wine bars that have kept the old decor. The suburb was once long associated with the working class and was known to have a bohemian vibe but became a casualty of gentrification in the '80s and '90s. Yet despite undergoing urban revitalisation, many heritage buildings and Victorian-era architecture have lasted through the decades and play a key role in the area's ambience – right next to the street art.

You'll find various characters within Fitzroy's nooks, including many students, young professionals and those of the older generation that have called the community home for decades. It's economically diverse too, having one of Melbourne's largest public housing complexes while also putting up some of the most exxy rent in all of the city. It's hard to pigeonhole the area but, after all, why would you want to?

**Timeout*, accessed September 2024, <<https://www.timeout.com/melbourne/things-to-do/fitzroy-area-guide>>



Handwritten graffiti in red and black on the brick wall above the windows.



Handwritten graffiti in white and blue at the bottom left of the brick wall, including the word 'SMANE'.

Handwritten graffiti in white and blue at the bottom center of the brick wall, including the word 'CLOUTIER'.

Handwritten graffiti in white and blue at the bottom right of the brick wall, including the word 'MOON'.

A small black sign with the word 'MOON' in white, mounted on the brick wall above the glass door.

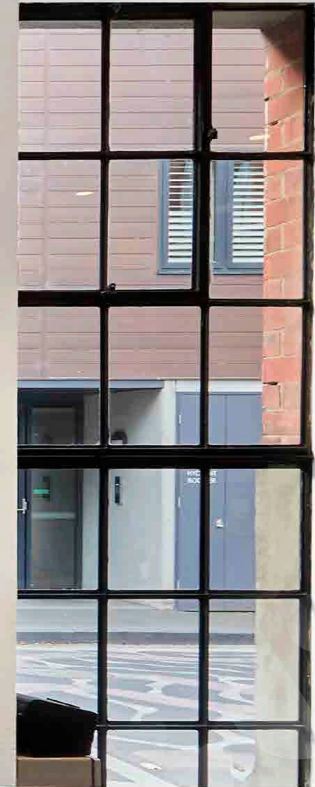
A white sign with the words 'SOLD OUT' in black, mounted on the glass door.

A logo for 'MOON' with the tagline 'WORK & PLAY' below it, mounted on the glass door.



4 PACK	22
6 PACK	32
WILD CARD	2.0
BLACK COFFEE	5-8
WHITE COFFEE	5-8
HOT CHOCOLATE	6-1
CHAI	5-1
SOY SO ALMOND I-I	
CHAI	
ICED LATE	6-4
LEMONBLACK	5-7
FRUIT	5-7
CHOCOLATE	5-7
MOON SODA	8.0

EFTPOS ONLY



WHAT'S FITZROY KNOWN FOR?

Fitzroy is known to be a cultural hub with a vibrant heart and is celebrated for its unconventional, arty and eccentric nature. Head along Gertrude Street and you'll be met with designer shops and independent retailers nestled beside bars known for their drag bingo and queer nights. Head down Brunswick Street and you'll be treated to Espresso Martinis, bottomless tacos and vintage shops with plenty of corduroy. And everywhere, live music can be heard – from gigs at pubs and bars to blasting through open windows above shop fronts.

WHY THE LOCALS LOVE IT?

Christian Ferrante, Market Director of Rose Street Markets, knows a thing or two about the local area and the community within it.

"Traditionally, I've loved the eclectic nature of Fitzroy. It's an open sort of place where anything goes," he says. "That sense of excitement that you really don't know what you might see on any given day, just walking down the street there's always something interesting or something massive happening."



HOW DO I GET TO FITZROY?

Fitzroy hasn't seen a train station since 1888, taking a preference instead for the tram life. The number 11 tram runs through the heart of Fitzroy, taking you from St Georges Road, along Brunswick Street and right through to Victoria Parade. Otherwise, the 96 tram runs from Brunswick East to St Kilda Beach, passing through Fitzroy, making it your best bet to end up along Johnston, Moor or Gertrude Street. The area is also very bike-friendly if you're a fan of getting on the pedals.

WHAT'S NEARBY?

Fitzroy is sandwiched between Collingwood on its right and Carlton on its left, separating the two AFL rivals. Just above the suburb, you'll find Fitzroy North and below is East Melbourne. The suburb is bordered by gardens, including Carlton Gardens to the west, Edinburgh Gardens to the north and, funnily enough, Fitzroy Gardens (which aren't actually in Fitzroy) a block to the south.

4 PACK 22
8 PACK 32
WILD CARD 2.0
BLACK COFFEE 8-9
WHITE COFFEE 8-9
HOT CHOCOLATE 8-1
OAT 8-1
SOY ALMOND 1-1
OAT 8-1
ICED LATE 8-9
DUNKIN' 8-9
FILTER 8-7
CHOCOLATE 8-7
MOON COCA 8-0

EFTPOS ONLY
© 2020 LUNE COFFEE

Dark wood island with white countertop and open shelving. The island features a central cabinet with a brass handle and two open shelves on either side. The shelves contain stacks of LUNE coffee products. The island is positioned in the center of the coffee bar area.

Dark wood counter with white countertop, featuring a sink and a coffee machine. The counter is equipped with a black faucet, a sink, and a coffee machine. The counter is positioned in the background of the coffee bar area.





BRUNSWICK ST.



LUNE



ALIMENTARI

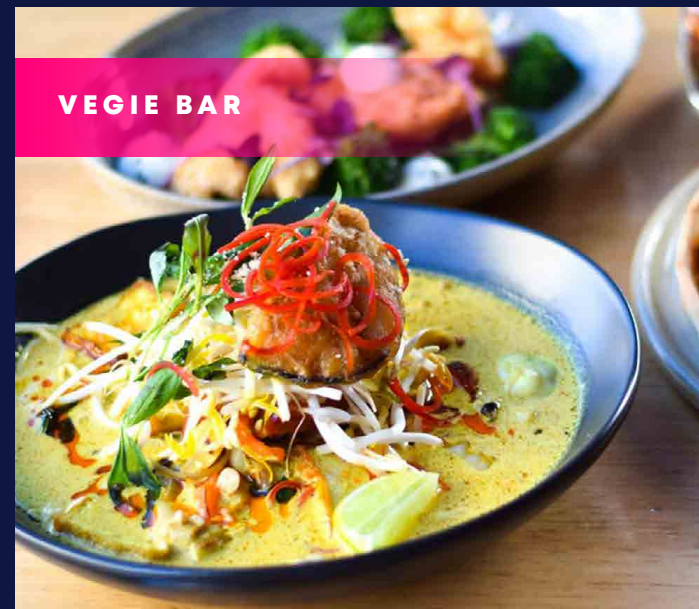
GOGYO



MASTI



VEGIE BAR



RICE QUEEN



TRANSFORMER



FIVE ZERO
ROSE STREET

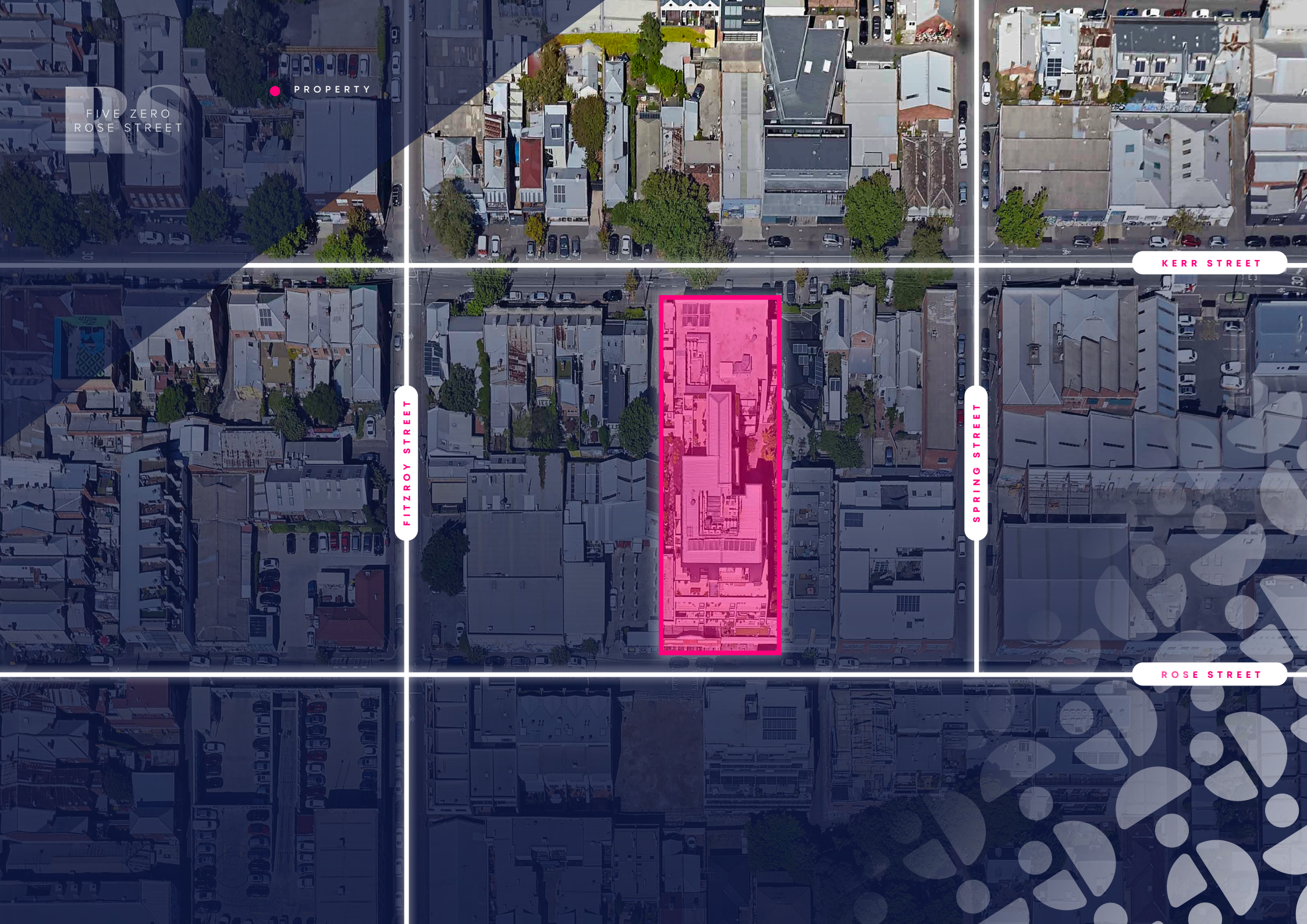
PROPERTY

FITZROY STREET

SPRING STREET

KERR STREET

ROSE STREET





61

TUO CIJOS

4 PACK 25
6 PACK 32
WILD CARD + 20
BLACK COFFEE 5.8
WHITE COFFEE 5.8
HOT CHOCOLATE 6.1
OHA 9.1
SOY ALMOND 1:1 9.1
OAT 9.1
ICED LATE 6.4
ESPRESSO 2.7
CHOCOLATE 2.7
MOON SIDA 8.0

ETPOS ONLY





EAT

- Shop Ramen
- Evie's Disco Diner
- Rainbow Hotel
- Transformer
- Mukka Restaurant
- Rice Queen
- Sparrow's Philly Cheesesteak

COFFEE

- Industry Beans
- Burnside
- Archie's All Day
- Faraday's Cage
- Mile End

DRINK

- Near and Far
- The Shady Lady
- The Rooks Return
- The Workers Club
- The Standard Hotel
- Black Pearl

SHOPPING

- Fitzroy Mills Market
- Rose Street Artists' Market
- The Community Grocer
- Hunter Gatherer
- Le Labo

RRS

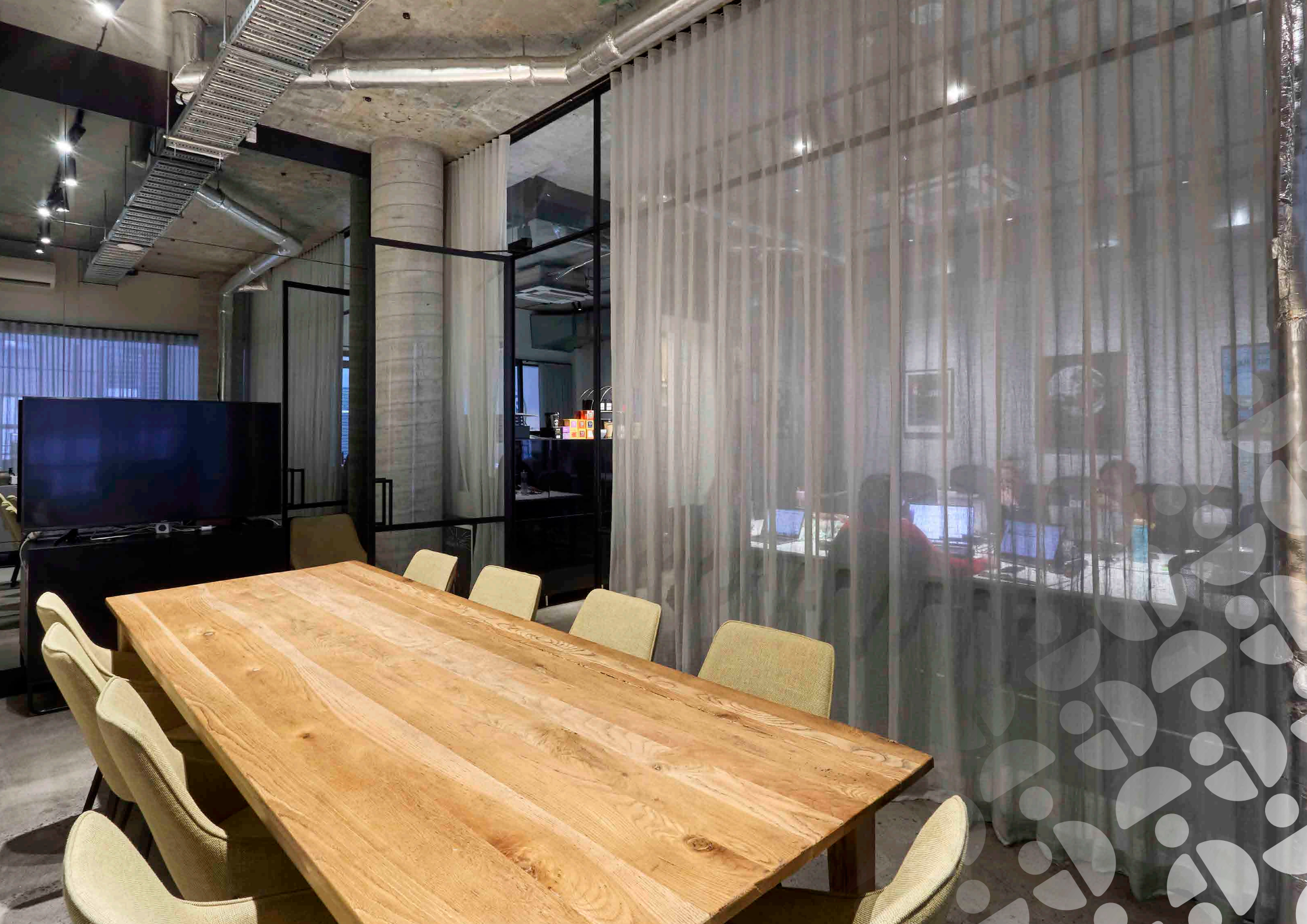
THINGS TO DO

- Fitzroy Swimming Pool
- Brunswick Street Gallery
- Sutton Gallery
- Everfresh Fitzroy mural
- The Night Cat
- Mysters Rooms

IF YOU ONLY DO ONE THING...

Head to the rooftop of Naked for Satan and take in the sights of the suburb while drinking a cocktail based on the quintessential Australian pavlova. You can take in the views of the cityscape while getting in a good amount of people watching and soaking in the vibe of the area.





FLY ME TO THE MOON

50 Rose Street is a famous 'set and forget' investment opportunity that rarely comes to market.

The Location.

Walk up and down Brunswick Street and you'll see a litany of shops that reads like a who's who list of Melbourne's leading food and drinks operators nestled amongst a melting pot of our foremost design and creative minds. On the corner of Rose Street and Brunswick Street alone, you'll find the famed Rose Street Artists Markets, The Fitzroy Mills, Lune, Rice Queen, Vegie Bar, Transformer and Girls & Boys Gelato. There's a visceral electricity in the air, that needs to be experienced firsthand to be appreciated.

The Tenant.

The Lune Co. It's the hyper elite, viral sensation name synonymous with Melbourne's illustrious food scene. They are the team that brought us Lune Croissanterie & Moon Cruller. 50 Rose St acts as their Head Office and Moon Cruller outlet. Their venues include.

Lune Croissanterie

- Shop 2, 835 High Street, Armadale
- 119 Rose Street, Fitzroy
- Shop 16, 161 Collins Street, Melbourne
- Shop 10, 79 Adelaide Street, Brisbane City
- Shop 1, 13 – 17 Manning Street, South Brisbane
- Metro Martin Place, Castlereagh Street, Sydney City (Nov, 2024)

- Rosebary Engine Yards 115/151 Dunning Avenue, Rosebery (Nov, 2024)

Moon Cruller

- 50 Rose Street, Fitzroy
- 26 Degraeves Street, Melbourne City (Q2 2025)

The Details.

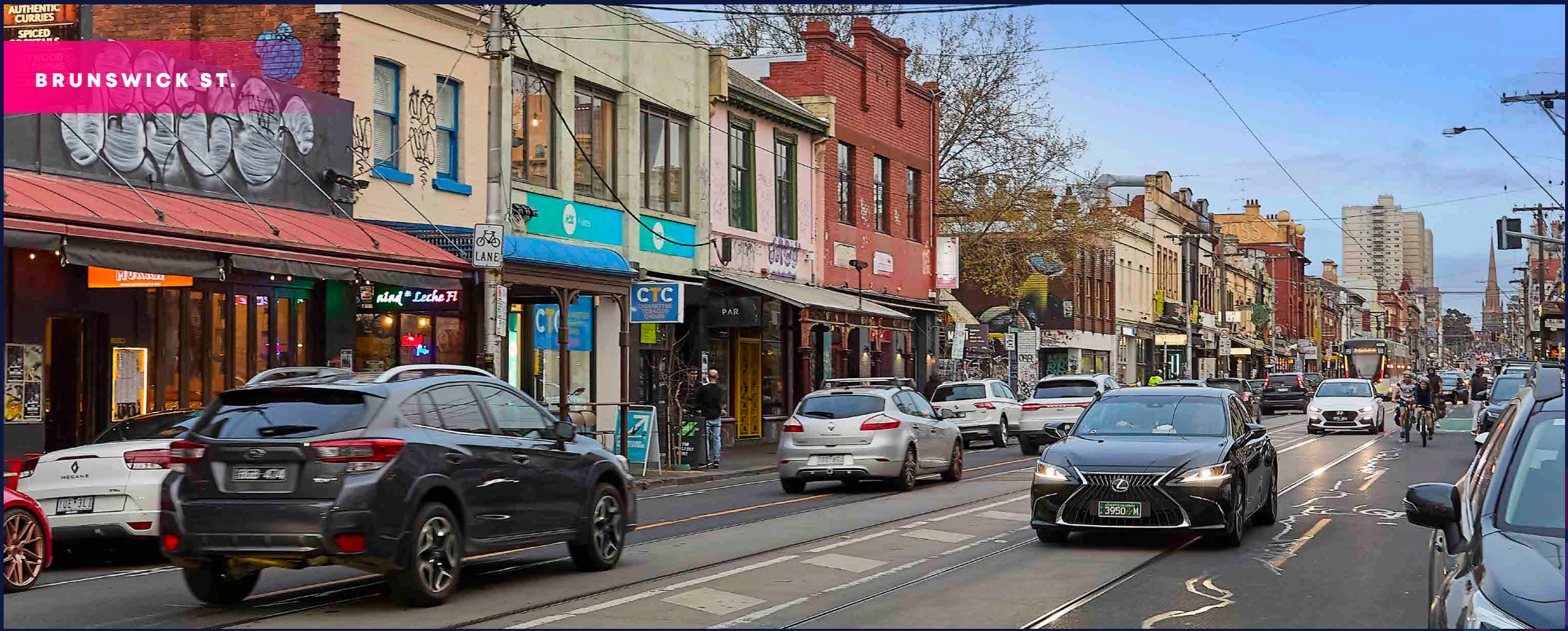
- Fully renovated ground floor retail investment with no expenses spared
- Leased to The Lune Co.
- 10 Year Lease from 15 October 2020 with further option until 14 October 2040 – totalling 20 years
- Area 133m²
- Two basement car parks

What we are offering you today, is the opportunity to claim one of Melbourne's best tenants as your own.

If you're looking for a retail investment that sells burgers and chips, this isn't it. This is an exceedingly secure and famous investment opportunity with a legendary tenant that sits atop of Melbourne's prolific food scene.

All we ask is you come and have a look for yourself – the tenant, the location and the property will do the rest.

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



BRUNSWICK ST.



NAKED FOR SATAN

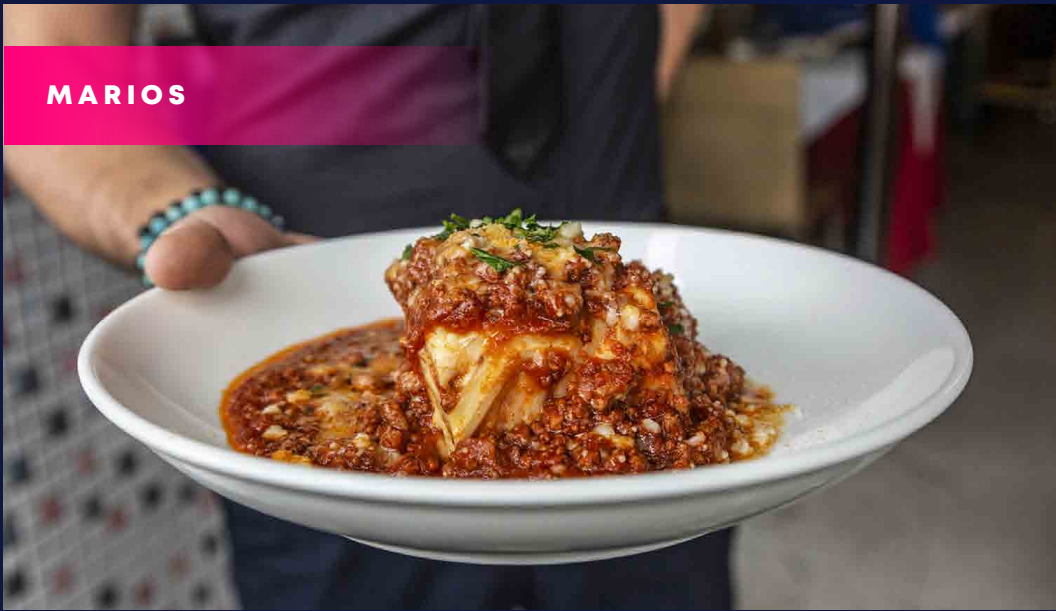


LITTLE HOP



ARMARILLO

MARIOS



DEEP END



ICHI NI NANA
IZAKAYA



MUKKA







The Standard



50

**ROSE STREET
LEASE**

TENANT

The Lune Co Pty Ltd

TERM

10 Years from 15 October 2020

FURTHER TERMS

One further Term of 10 Years

RENT

\$104,117 per annum + outgoings + GST from 15 October 2024

REVIEWS

4% Per Annum

Market Review at Option

50 ROSE







♠ ♣ ♥ ♦
NENSE. BY TANGD.

GRAFFITI
TANGD
COOL
ART



50

ROSE STREET **THE LUNE CO** **VENUES**

LUNE CROISSANTERIE **MELBOURNE**

- Shop 2, 835 High Street, Armadale
- 119 Rose Street, Fitzroy
- Shop 16, 161 Collins Street, Melbourne

BRISBANE

- Shop 10, 79 Adelaide Street, Brisbane City
- Shop 1, 13 - 17 Manning Street, South Brisbane

SYDNEY

- Metro Martin Place, Castlereagh Street, Sydney City (Nov, 2024)
- Rosebary Engine Yards 115/151 Dunning Avenue, Rosebery (Nov, 2024)

MOON CRULLER

- 50 Rose Street, Fitzroy
- 26 Degraes Street, Melbourne City (Q2 2025)





CAMERON & KATE REID

50

ROSE STREET
THE LUNE CO
PEOPLE

KATE REID

Founder of Lune, June 2012
Ex Formula 1 Aerodynamicist

CAMERON REID

Joined Lune in December 2013
Lifetime industry professional and hospitality entrepreneur

NATHAN TOLEMAN

Joined Lune in September 2014
Leading Melbourne café entrepreneur



50 ROSE



BRUNSWICK ST.



FARRO PIZZERIA



BLUE CHILLIES

CHINA BAR



GREENSTREET



LORD OF THE FRIES



PIDAPIPÓ

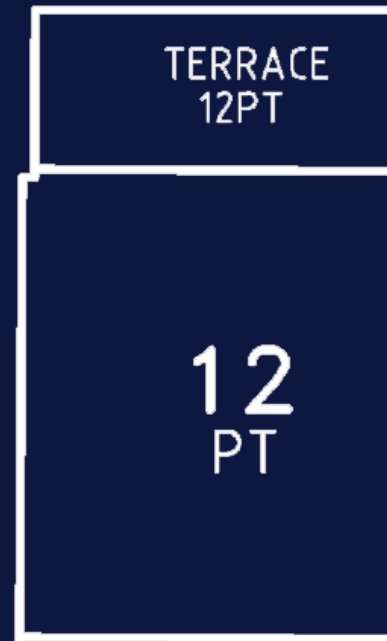


RICE PAPER SCISSORS



50

ROSE STREET
SHOP
TITLE



SITE
133 m²

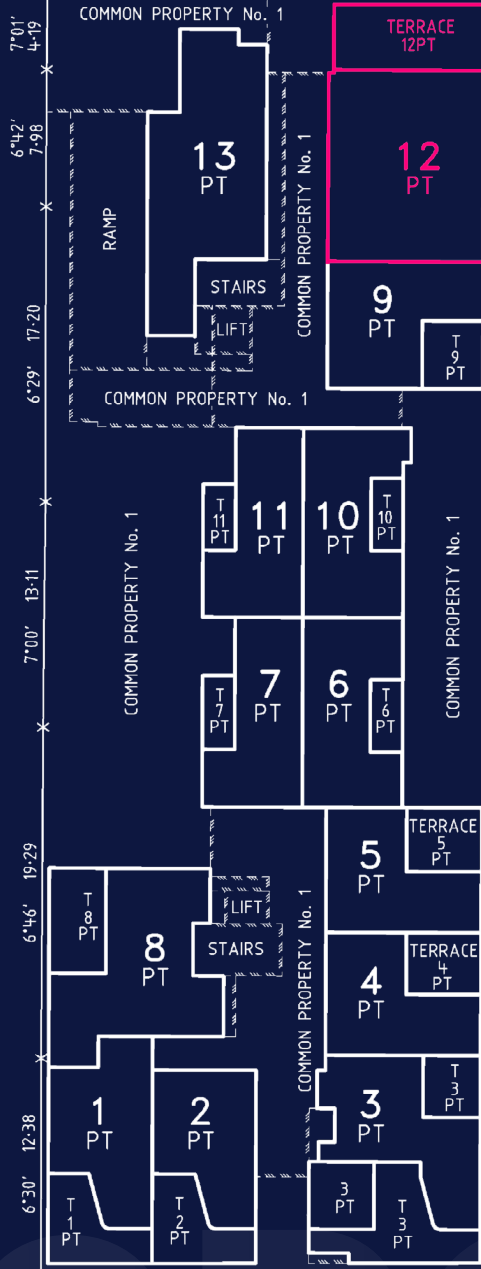


ROSE STREET

96'25" 25'79"

SPRING STREET

38'26"



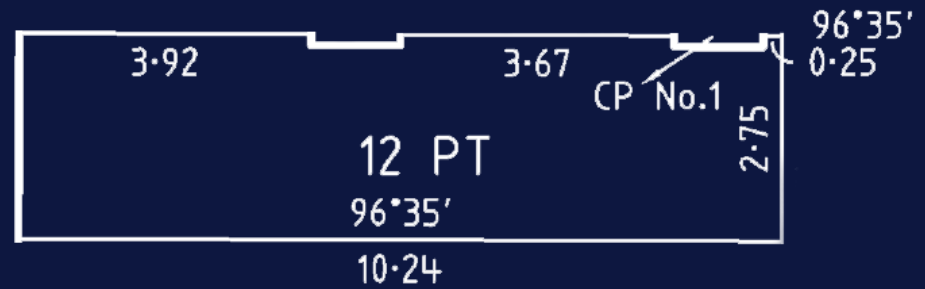
KERR STREET

276'21'25" 26'23"



50

ROSE STREET
CAR PARK
TITLE

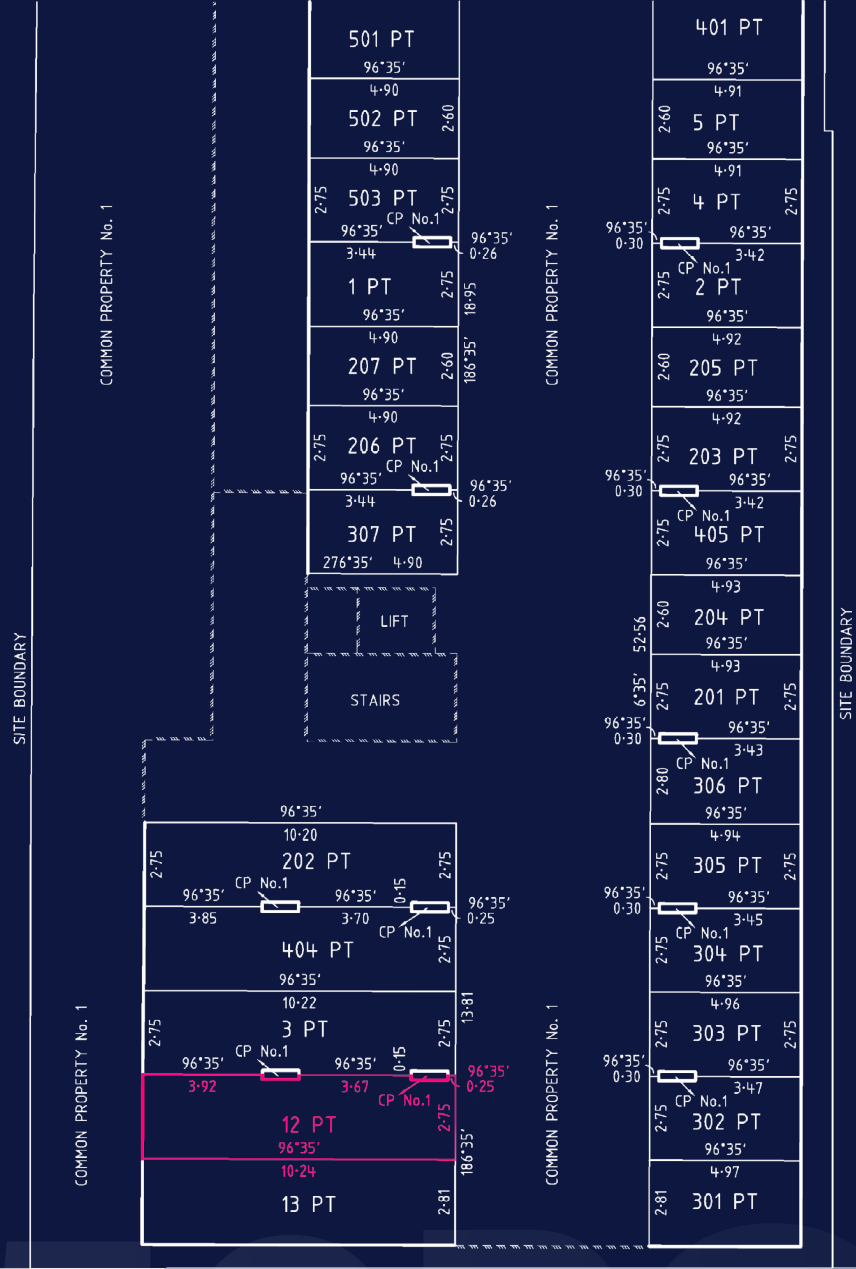


SITE

28 m²

SEE SHEET 4

A



KERR STREET

A



50

ROSE STREET
STORAGE CAGE
TITLE



SITE

9 m²



SEE SHEET 7

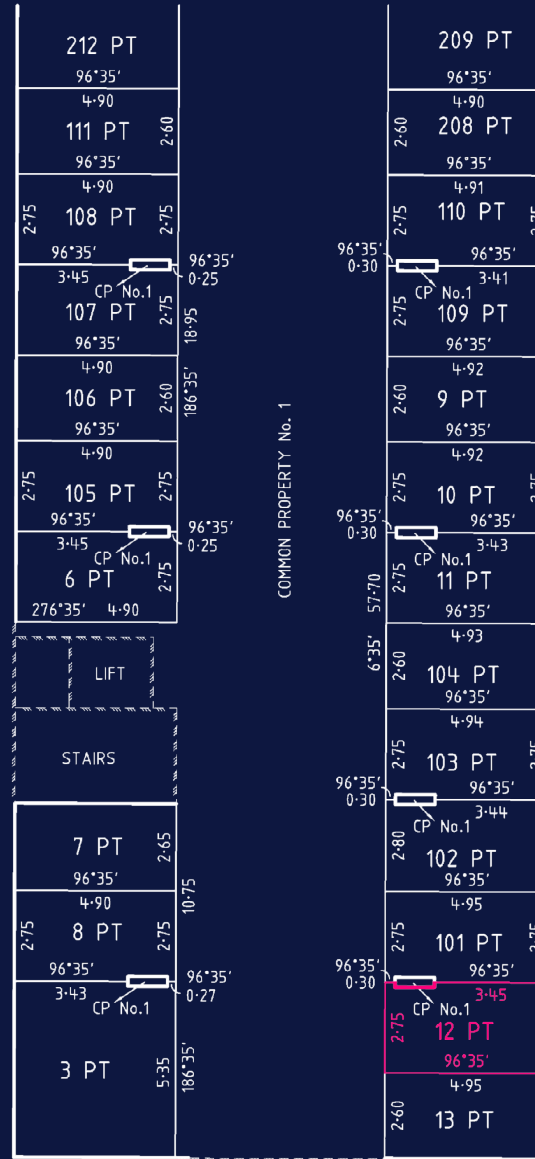
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SITE BOUNDARY

COMMON PROPERTY No. 1

COMMON PROPERTY No. 1

SITE BOUNDARY



COMMON PROPERTY No. 1

KERR STREET

A

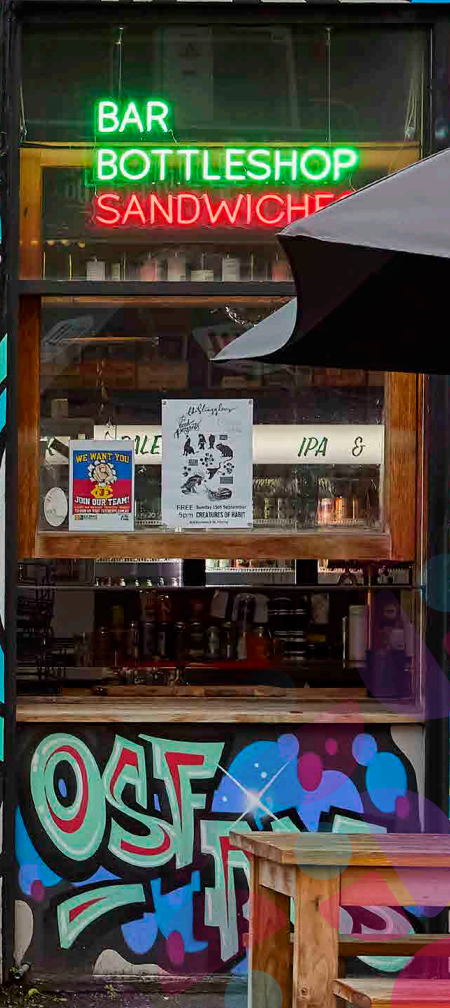


ROSE ST
90 - 74

THE ROSE ST
ARTISTS MARKET



NEAR & FAR
BAR & BOTTLESHOP



BAR
BOTTLESHOP
SANDWICHES

WE WANT YOU
JOIN OUR TEAM!
IPA &





CO
CLOTHING
& BEVERAGES

STOP

END
SHARED
ZONE

MADE IN
MELBOURNE
FOR MELBOURNE

6034

TRANSFORMER
Vegete Bar
NOW ONLINE

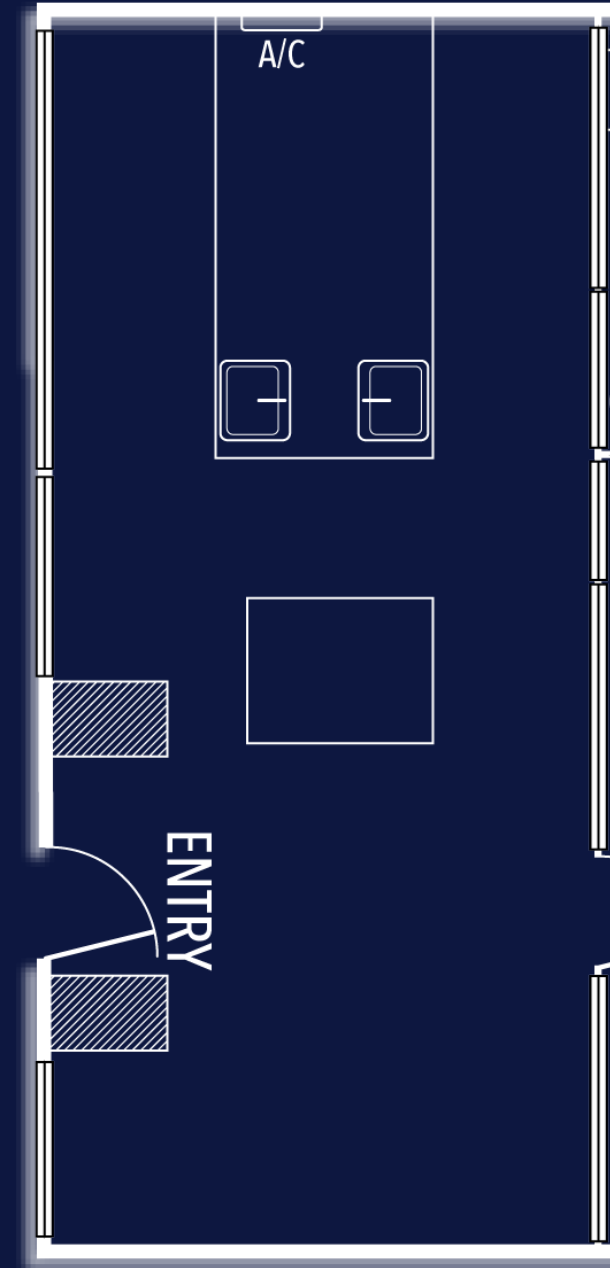
Painters
Club
BAR

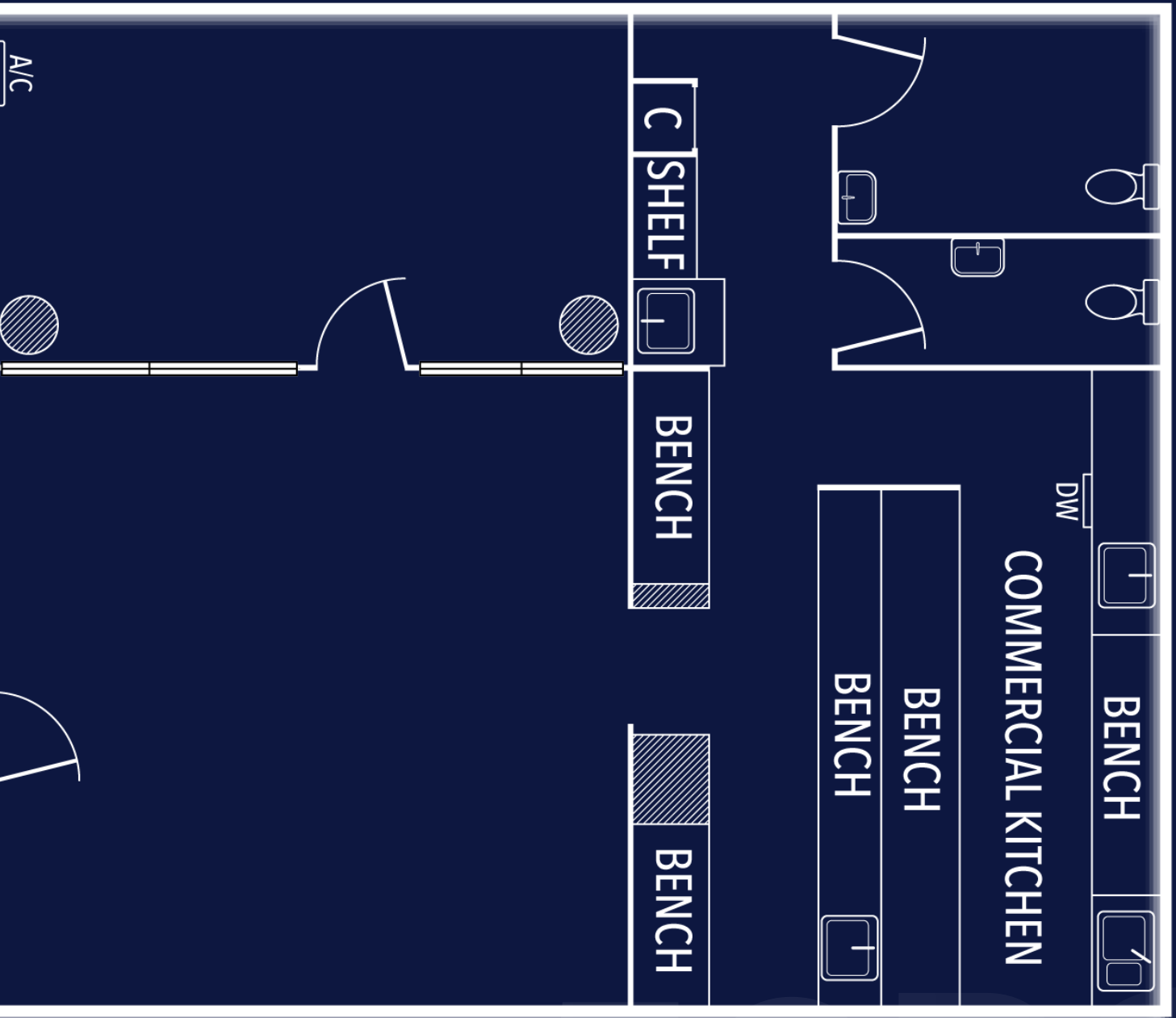
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ROSE STREET
FLOOR PLAN

BUILDING
133 m²





LUNE - ARMADALE

835 HIGH STREET



LUNE - FITZROY



LUNE - CBD



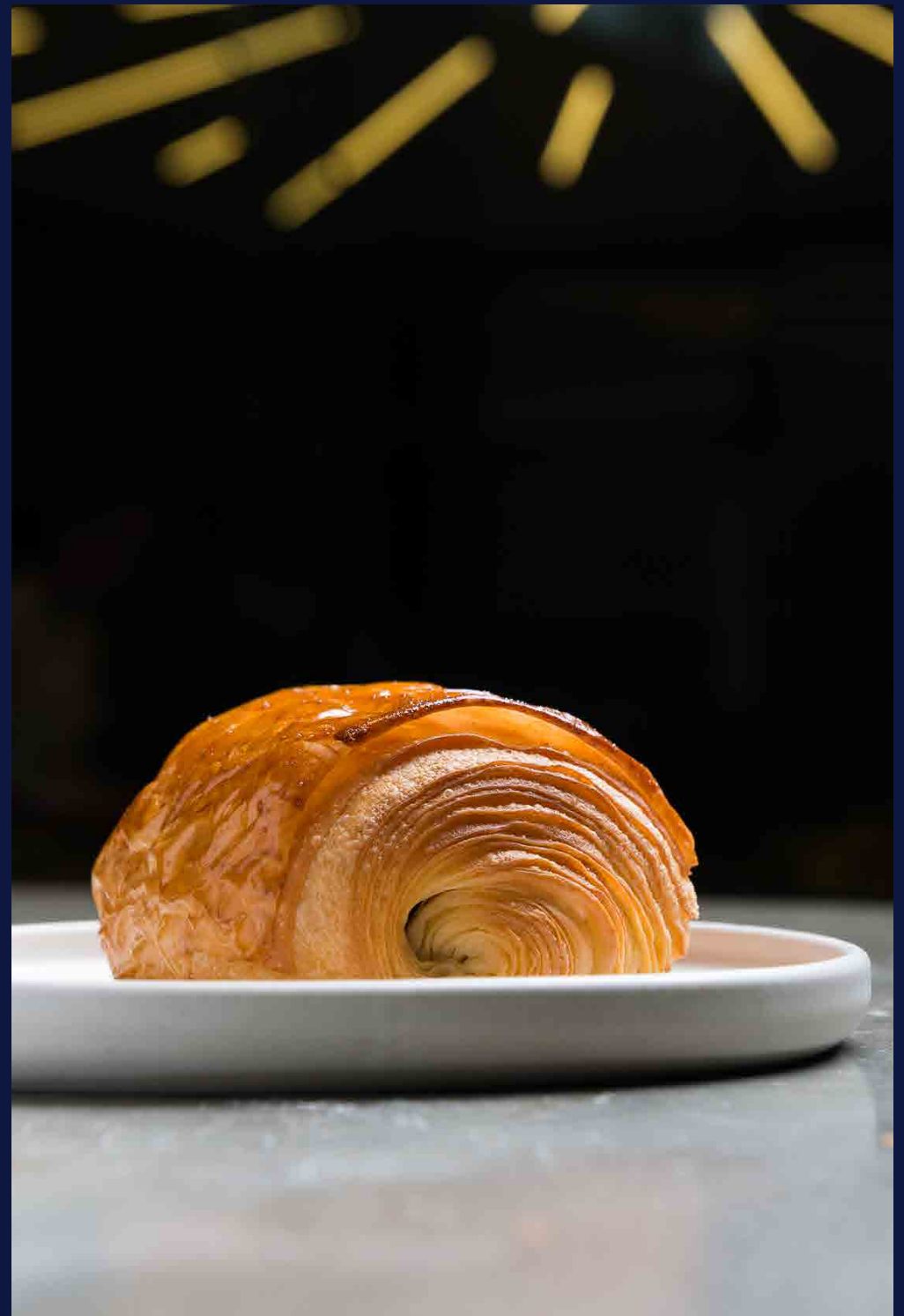












LUNE - BRISBANE CBD



LUNE - SOUTH BRISBANE

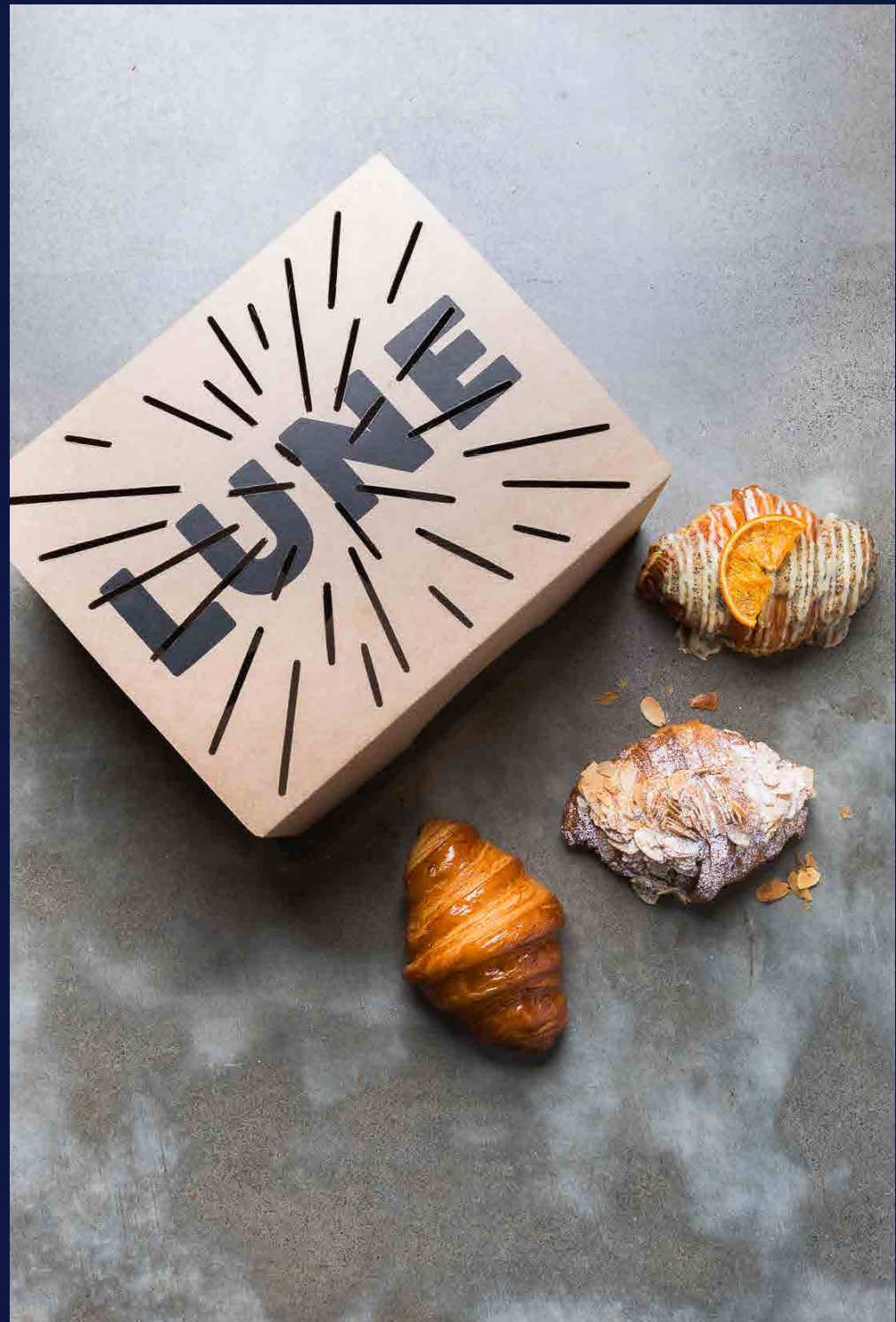
LUNE



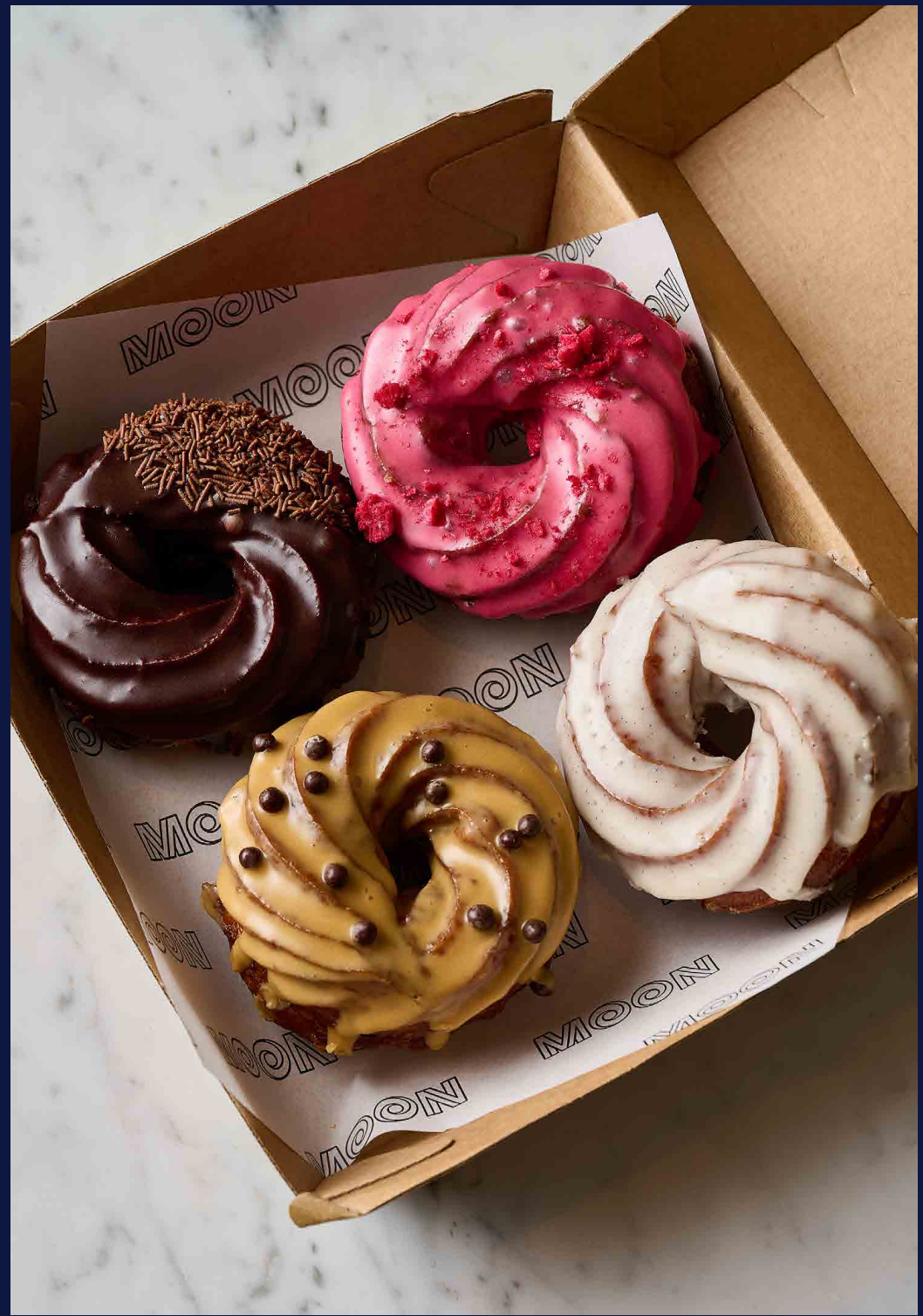














FIVE ZERO ROSE STREET

FITZROY

JACK TENEKETZIS

0 4 3 8 8 0 8 5 8 8

ALEX TENEKETZIS

0 4 0 1 5 5 5 7 7 0

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