



PUBLIC HOUSE



433 - 435 CHURCH STREET



THE JER...

DESIGNER
doorware

HOUSE

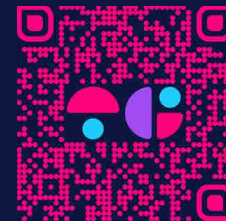
RICHMOND
OYSTERS

RICHMOND OYSTERS RETAIL WHOLESALE WARE STORE RICHMOND OYSTERS MAR RESTAURANT PUB &...

HARLOW

PERONI PERONI PERONI PERONI

433 - 435 CHURCH STREET



SCAN FOR
WEB LISTING

Expression of Interest closing 5 December 2pm

INCOME	\$550,000 per annum + outgoings + gst
TERM	15 Years
COMMENCED	22 October 2024
OPTIONS	10 x 10
REVIEWS	2.5% per annum - Market @ Option
SITE	396m²
BUILDING	746m² inc.
COURTYARD	90m²
ROOFTOP BAR	138m²
ROOFTOP SEATING	91m²

PH



CARLTON
pub

doorware

451

PUBLIC HOUSE

RICHMOND
OYSTERS

RETAIL • WHOLESALE
9428 5121

RICHMOND • OYSTERS

PERONI
PERONI
PERONI
PERONI



- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS



CHURCH STREET

SWAN STREET

PROPERTY

SWAN & CHURCH ST. LIFESTYLE STRIPS

TOP PADDOCK

LASY

SPACE

PRINCE ALFRED

PETBARN

CAMERICH

lounge lovers

ICON BY DESIGN

KING

DESIGNER RUGS

ROYAL SAXON

pillar of salt

cl living

SAINT THOMAS

BoConcept

REA Group

KOKO LANE

WOVEN TREASURES

CERDOMUS

Love Athletica

HOMEitalia

SO FACRAFT

VOYAGER

SOVEREIGN INTERIORS

Molteni & C

THE FRONT ROOM

Industry Lanes

addicted to audio

HARLOW

CHURCH STREET

nickscali

Poliform

living edge

TESLA

BANG & OLUFSEN

arthurG

SOFA & SOUL

MISURA

coshliving

Axix

SPACES.

urbanrhythm

THE COMFORT SHOP

CreativeCubes.Co

JARDAN

Bayliss

DOMO

dentsu

MOBILIA

COCO REPUBLIC

HALI

SIGNORINO

GLENVILL

national tiles

artedomus

MAEVE FOX

ESPRESSO STATION 3121

CRUST

THE UGLY DUCKLING

MY OH MY

FARGO

RICHMOND OYSTERS

SWAN HOTEL

Fonda

MACELLERIA

GRAPESHOTS & CO

POSTY

RI

EAZY PEAZY

Farro

greenstreet

coles

Zambrero

MESSINA

LORD OF THE FRIES

300 GRAMS

CHEMIST

NEW QUARTER

BLACKSMITH

Piccolina

FISHBOWL

klae

TARTINE

Attria

HUGO'S

SUPERCHEESE

ba.hari

Hunky Dory

CLOVER

FUTURE



The
CARLTON
Dinner & Drinks

doorware

JERRI

PERONI
ITALIA

PERONI
ITALIA

431

RICHMOND
· OYSTERS ·

RETAIL · WHOLESALE
9428 5121

RICHMOND · OYSTERS

BAR · R
94

PUBLIC HOUSE

PERONI
ITALIA

FIRE
HYDRANT

PERONI
ITALIA

Genesee

Genesee

PERONI
ITALIA

PERONI
ITALIA

7-9
10-6
1P
2-4
8-5
TAXI
10-11
4-7
10-11

SPRINKLER
DROPPER

SPRINKLER
STOP VALVE
IN DOOR



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.





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 four 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. 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). And Church Street is Melbourne's leading Street for high end homewares, as well as being part of the revered Cremorne precinct.

WHY 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.

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.





FONDA



HUNKY DORY



FISHBOWL



GELATO MESSINA





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.

PPH

EAT

- I Love Pho
- Pacific Seafood BBQ House
- Bahari
- Hanoi Hannah New Quarter
- Hector's Deli
- Jinda Thai
- The Aviary Hotel
- Minamishima

DRINK

- The Royston
- Mountain Goat Brewery and Bar
- All Nation's Hotel
- Bowerbird
- The Swan Hotel
- Public House
- The Bridge Hotel
- Price Alfred Hotel





OFF-SERVICE
RESTAURANT VALUE
100% OPEN

EXIT

EXIT

EXIT

EXIT

EXIT

EXIT

EXIT

EXIT

THIS ISN'T A PUB

Public House is unapologetically not a pub.

It's a premium entertainment venue. All you have to do is take a quick look and you'll see why Public House stands alone, atop Richmond's nightlife and entertainment scene.

The Collaborations.

All of these premium brands invested their time, money and resources into recurring sponsorship deals with Public House.

- Red Bull
- Peroni Nastro Azzurro
- Patron Tequila
- Grey Goose Vodka
- Bacardi Rum
- Melbourne Cup & Mumm Champagne
- Tennis Australia
- Spring Racing Carnival
- Live One Day

The Events.

All of these premium brands chose to represent themselves with events at Public House.

- Bondi Sands
- New Balance
- Barry Seltzer
- Wesfarmers
- Coles
- Car Sales
- New Balance
- Fitness First
- Hawthorn Football Club
- Salta

The Venue.

Public House was completely rebuilt with a full

internal renovation of the existing venue and two brand new rooftop levels added above in 2020 at a cost of \$4.5m. We could list all the works, but there simply isn't enough time left in the day to do so.

The Business.

Public House is one of, if not the most profitable venues in Melbourne. Most of these venues operate at a 12 – 15% margin, Public House operates at 30% and was the second highest late night Uber venue in 2022.

The Details.

- Site 396m²
- Building 746m²
- Brand new 15 Year Lease to Australian Venue Co. (AVC) with options until 2059
- AVC has 200 plus venues Australia wide and generates over \$1.1B in revenue*

The Opportunity.

Public House isn't a pub. It's an institution that's been an integral part of the Richmond landscape for over 20 years and is set to remain for the next 35 years to come.

If you're looking for an investment that sells parma and chips, this isn't it. This is a generational set and forget entertainment venue with a building and tenant, that sits atop Richmond's prolific nightlife scene.

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

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



SWAN & CHURCH ST.



MACELLERIA



PICCOLINA

PILLAR OF SALT



RICHMOND OYSTERS



MAEVE FOX



TOP PADDOCK



BABY PIZZA



PH

PUBLIC HOUSE

- PROPERTY
- SWAN & CHURCH ST. LIFESTYLE STRIPS

ROYAL BOTANIC GARDENS

RODLAVERARENA AT MELBOURNE PARK



FITZROY GARDENS

AAMI Park

HOLLIAVA

SMOKEHOUSE

SOUTH OF THE WALL

PINK PINK NINJA

PRECINCT

HO CHI MAMA

POSTY



EAZY PEAZY

FARRO

greenstreet

coles

Zambreno

MESSINA

LORD OF THE FRIES

300 GRAMS

MY OH MY

CRUST

MAEVE FOX

ESPRESSO STATION 3121

CHEMIST

FARGO



Hunky Dory

bahari

SWAN HOTEL

SWAN HOTEL

Fonda

MACELLERIA

GRAPESHOTS CO

UNION HOUSE

SALONA

CLOVER

TKAY

Matheson

WAYGOOD

AGAPI

COCO REPUBLIC

national tiles

CHURCH STREET

addicted to audio

HARLOW

RICHMOND OYSTERS

DA JERK

DOMO

MOBILIA

SOFCRAFT

VOYAGER

Industry Lanes

KOKO LANE

Love Athletica



SWAN STREET

FITZROY GARDENS



433
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435

CHURCH STREET LEASE

TENANT

Australian Venue Co.

TERM

15 Years from 22 October 2024

OPTION

2 Options of 10 Years

RENT

\$550,000 per annum plus outgoings plus GST

SECURITY BOND

An amount equivalent to Three (3) months Rent plus GST

REVIEWS

2.5 Per Annum

Market @ Option

NOTES

Public House has been trading since 2001

433 CHURCH





PROPERTY
PUBLIC HOUSE

PROPERTY

SWAN STREET

LITTLE LESNEY STREET

CHURCH STREET



433

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435

CHURCH STREET
TITLE



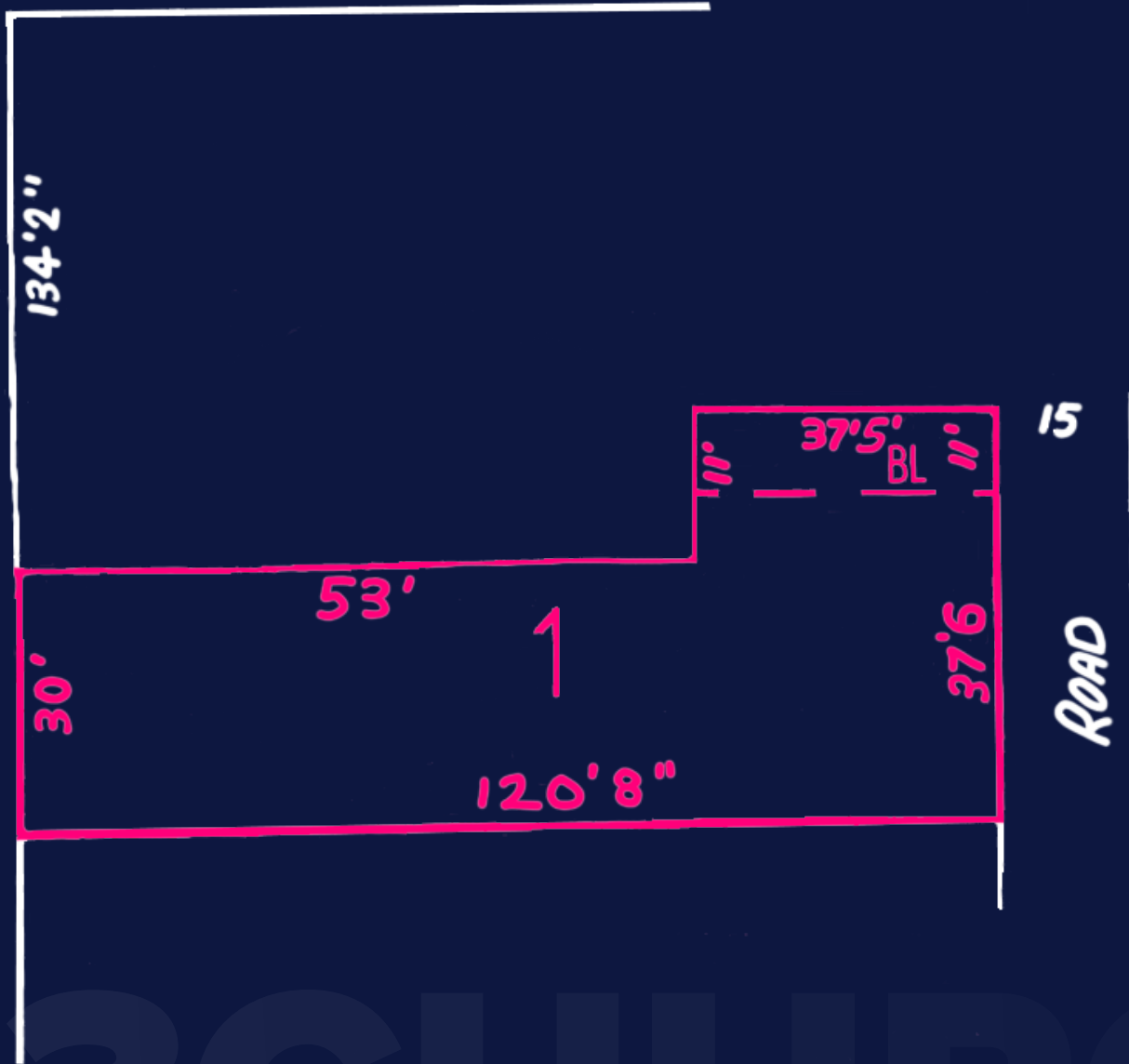
SITE

396 m²



SWAN STREET

CHURCH STREET



134'2"

30'

53'

120'8"

37'6"

37'5"
BL

15

ROAD

433 CHURCH

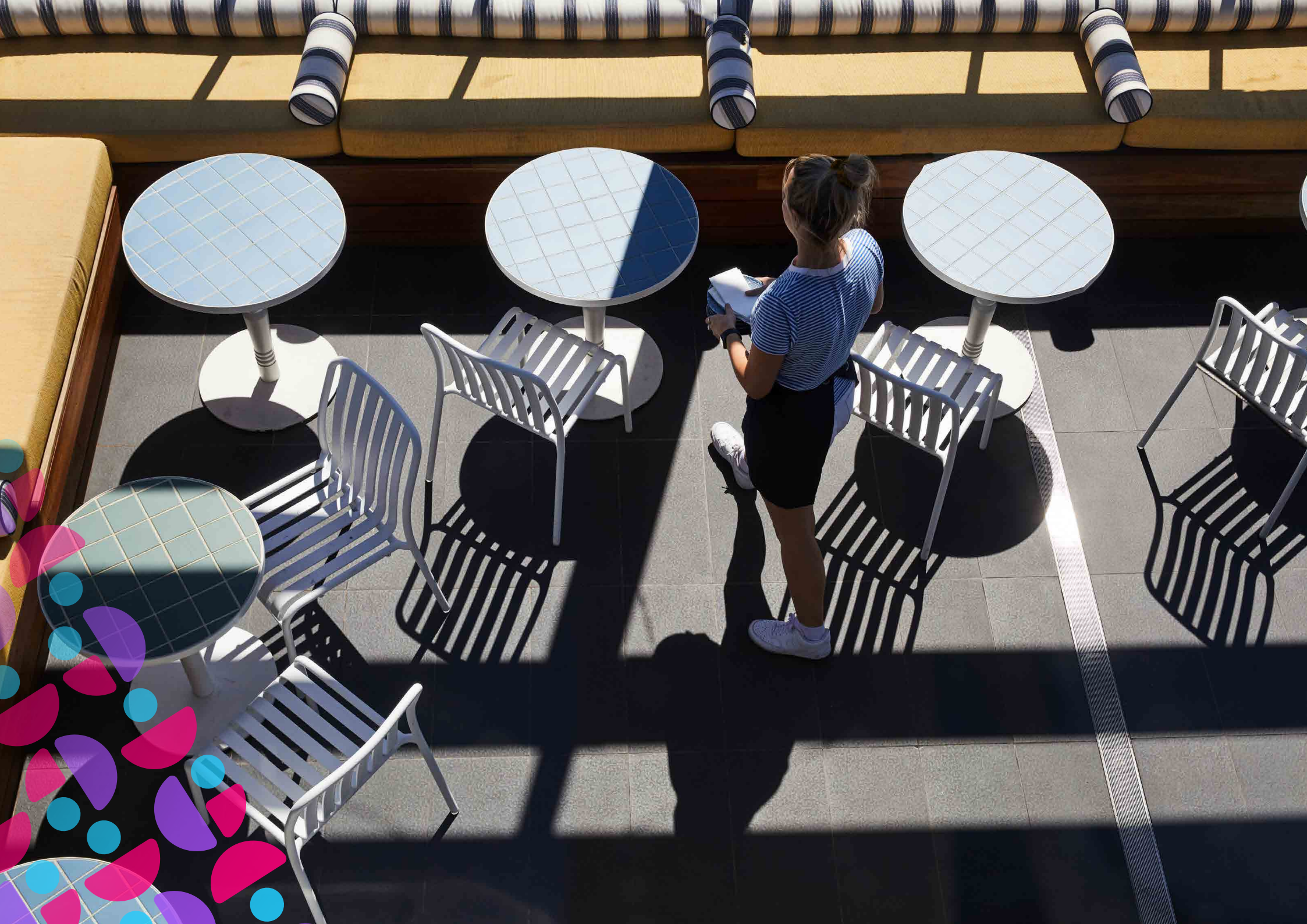


PUBLIC HOUSE



HOUSE















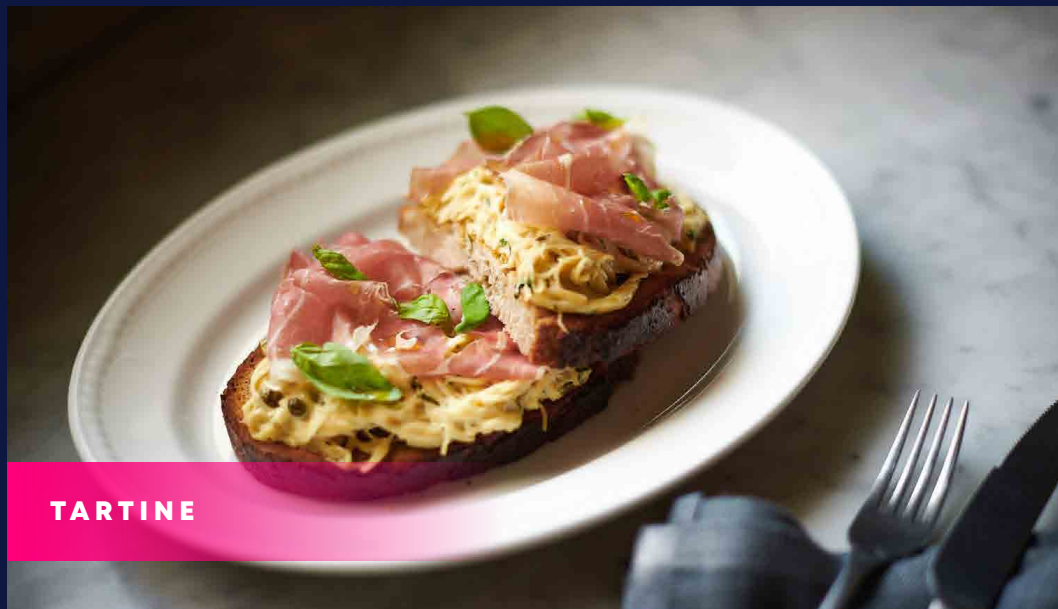
PATRICK

PUB HOUSE





SWAN ST.



TARTINE



FARRO

KLAE



ATTRIA



BAHARI



SUPERCHEESE



GREENSTREAT



433
-
435

CHURCH STREET ASSOCIATIONS

THE COLLABORATIONS

- Red Bull
- Peroni Nastro Azzurro
- Patron Tequila
- Grey Goose Vodka
- Bacardi Rum
- Melbourne Cup & Mumm Champagne
- Tennis Australia
- Spring Racing Carnival
- Live One Day

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CHURCH STREET ASSOCIATIONS

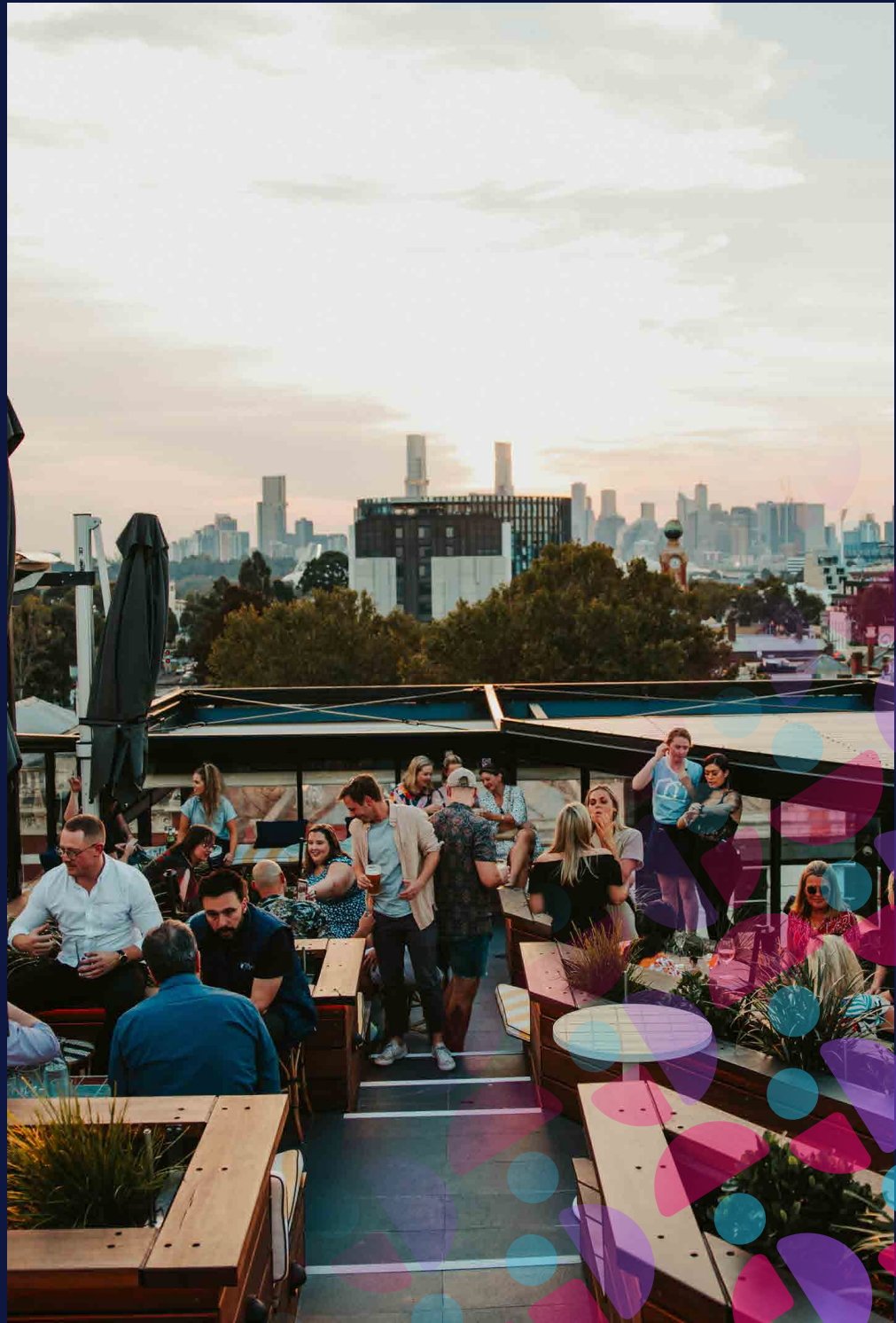
THE EVENTS

- Bondi Sands
- New Balance
- Barry Seltzer
- Wesfarmers
- Coles
- Car Sales
- New Balance
- Fitness First
- Hawthorn Football Club
- Salta

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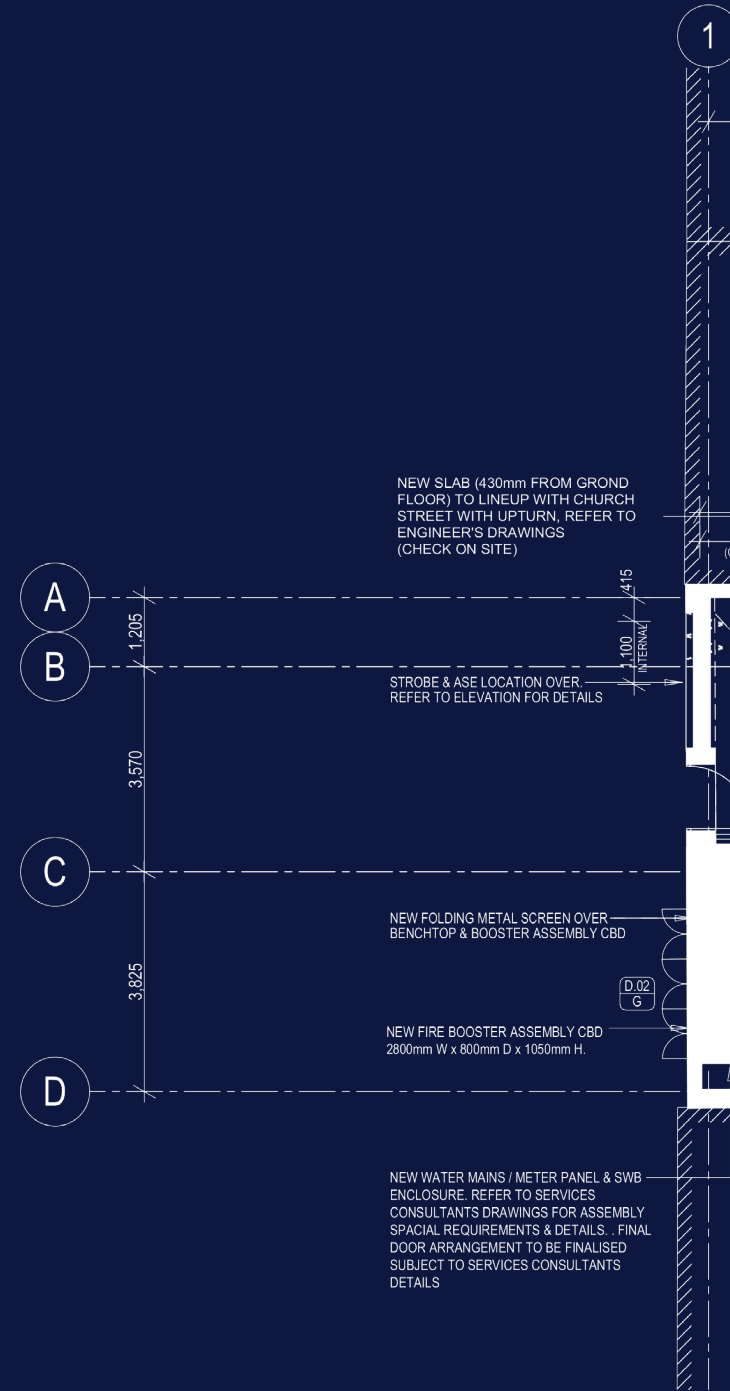
CHURCH STREET FLOOR PLAN

GROUND FLOOR

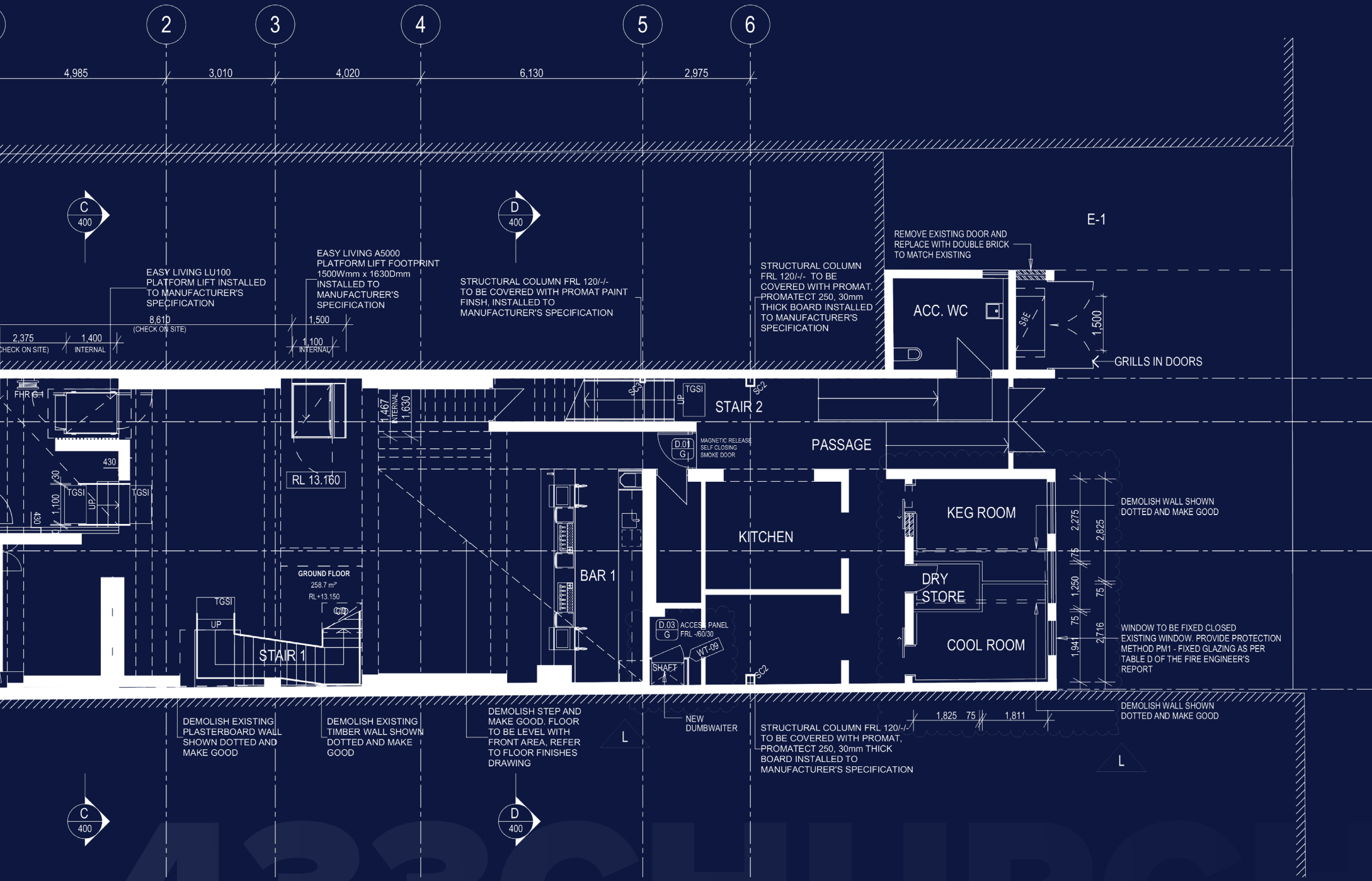
258 m²

TOTAL

746 m²



GROUND FLOOR



4334

433

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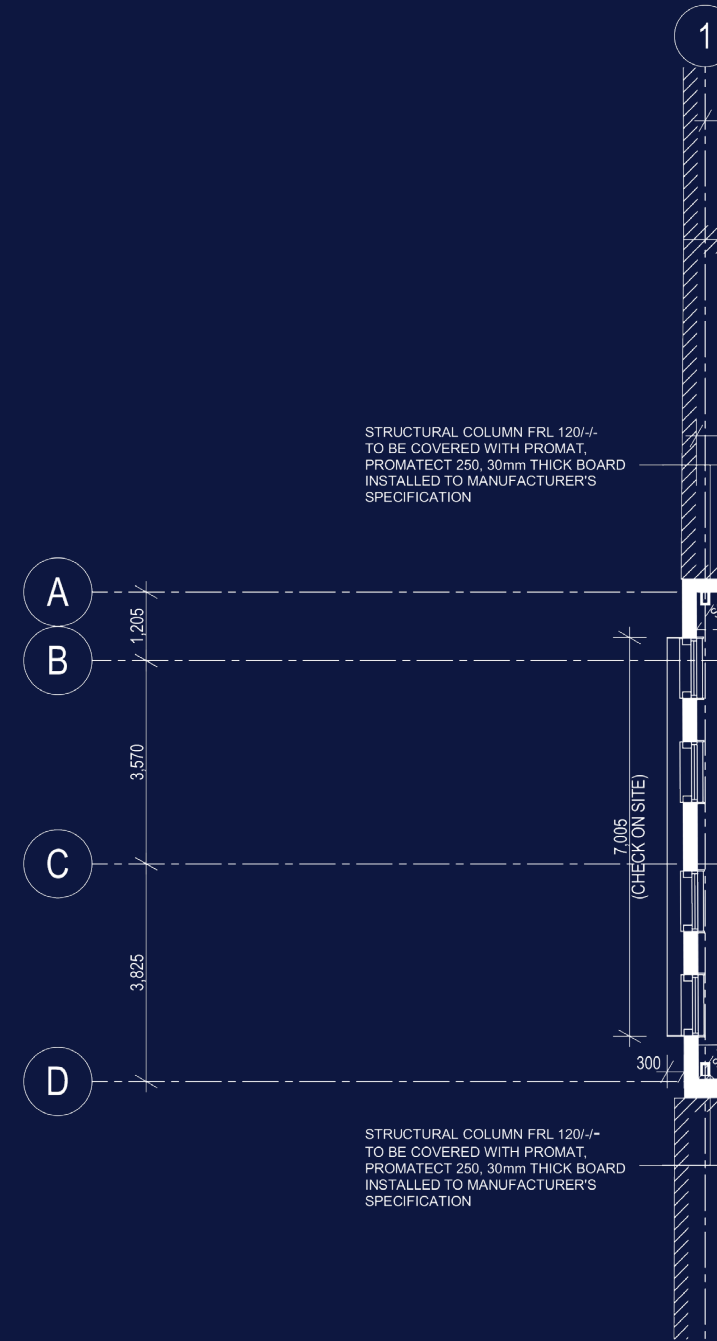
CHURCH STREET FLOOR PLAN

FIRST FLOOR

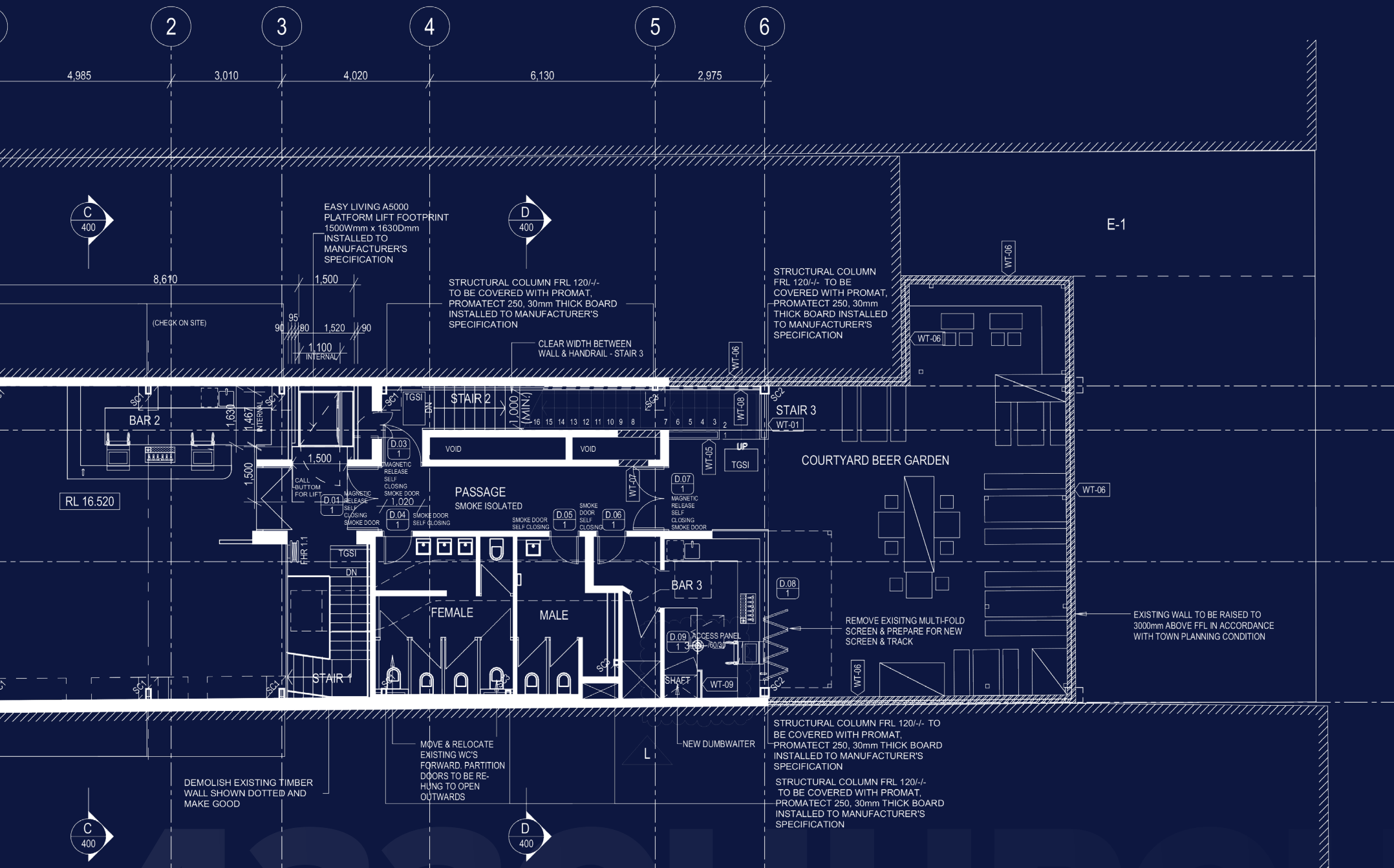
258 m²

TOTAL

746 m²



FIRST FLOOR



4,985 3,010 4,020 6,130 2,975

2 3 4 5 6

C
400

D
400

C
400

D
400

EASY LIVING A5000
PLATFORM LIFT FOOTPRINT
1500Wmm x 1630Dmm
INSTALLED TO
MANUFACTURER'S
SPECIFICATION

STRUCTURAL COLUMN FRL 120/-/-
TO BE COVERED WITH PROMAT,
PROMATECT 250, 30mm THICK BOARD
INSTALLED TO MANUFACTURER'S
SPECIFICATION

STRUCTURAL COLUMN FRL 120/-/- TO BE
COVERED WITH PROMAT,
PROMATECT 250, 30mm
THICK BOARD INSTALLED TO
MANUFACTURER'S
SPECIFICATION

8,610

(CHECK ON SITE)

CLEAR WIDTH BETWEEN
WALL & HANDRAIL - STAIR 3

E-1

BAR 2

STAIR 2

STAIR 3

RL 16.520

PASSAGE
SMOKE ISOLATED

COURTYARD BEER GARDEN

FEMALE

MALE

BAR 3

REMOVE EXISTING MULTI-FOLD
SCREEN & PREPARE FOR NEW
SCREEN & TRACK

EXISTING WALL TO BE RAISED TO
3000mm ABOVE FFL IN ACCORDANCE
WITH TOWN PLANNING CONDITION

DEMOLISH EXISTING TIMBER
WALL SHOWN DOTTED AND
MAKE GOOD

MOVE & RELOCATE
EXISTING WC'S
FORWARD. PARTITION
DOORS TO BE RE-
HINGED TO OPEN
OUTWARDS

NEW DUMBWATER

STRUCTURAL COLUMN FRL 120/-/- TO
BE COVERED WITH PROMAT,
PROMATECT 250, 30mm THICK BOARD
INSTALLED TO MANUFACTURER'S
SPECIFICATION

STRUCTURAL COLUMN FRL 120/-/-
TO BE COVERED WITH PROMAT,
PROMATECT 250, 30mm THICK BOARD
INSTALLED TO MANUFACTURER'S
SPECIFICATION

4333

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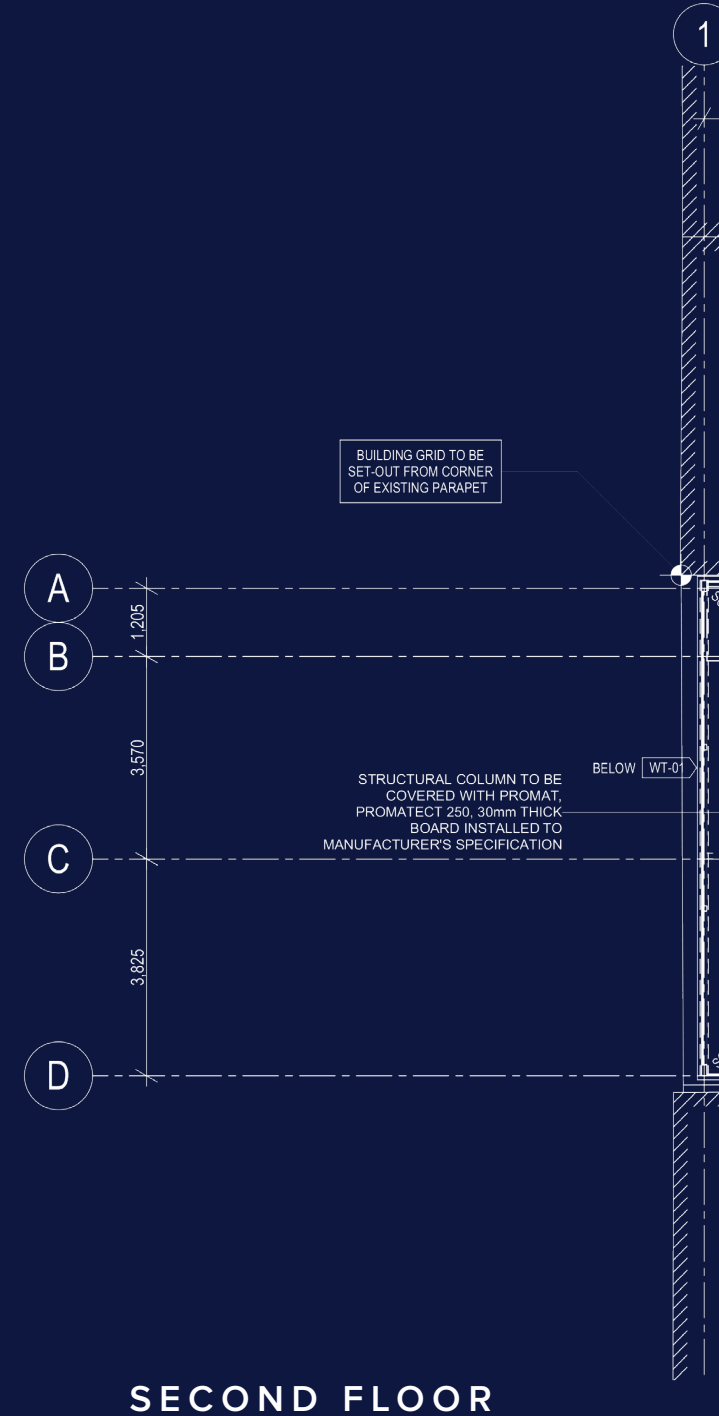
CHURCH STREET FLOOR PLAN

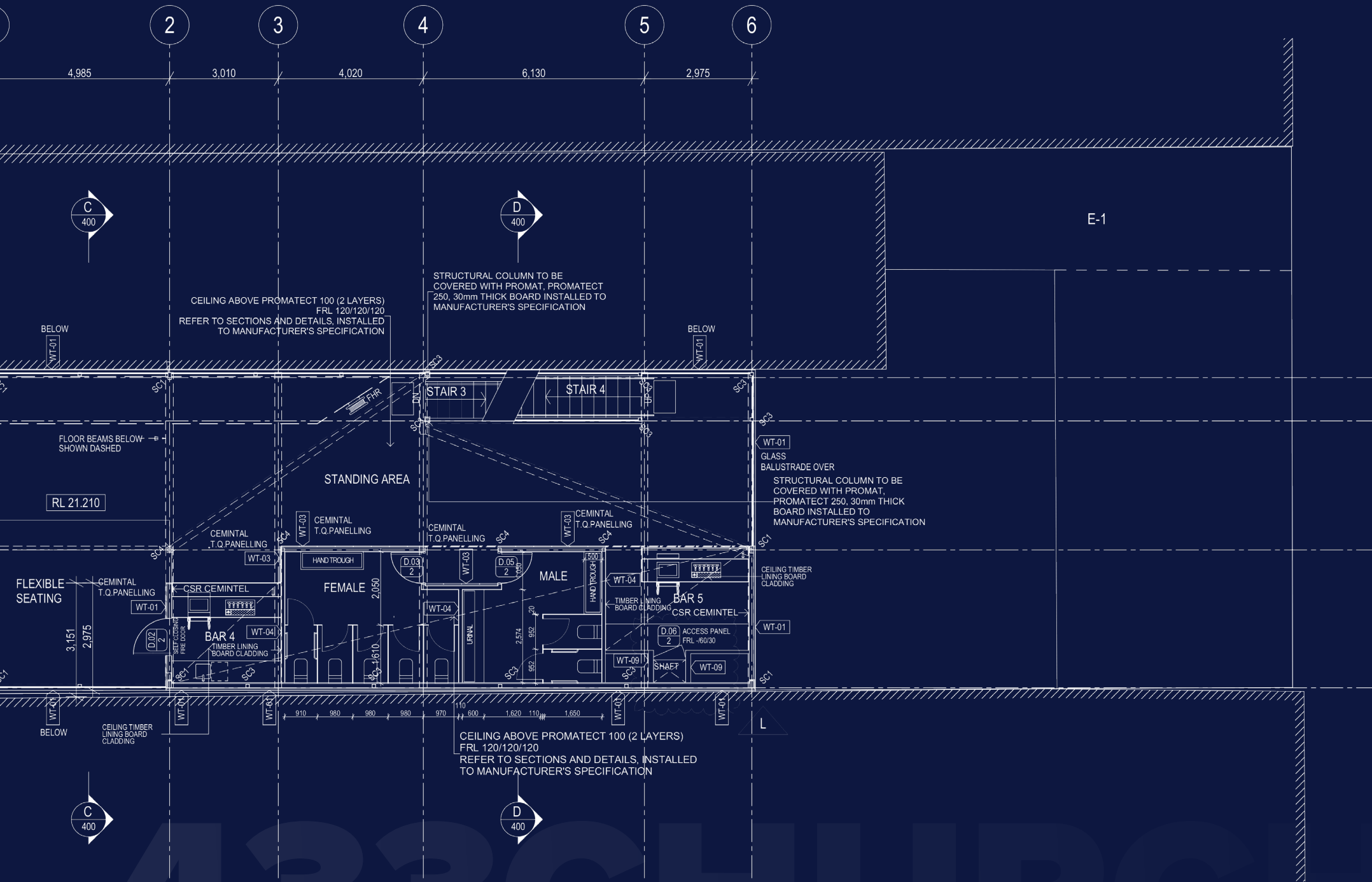
SECOND FLOOR

138 m²

TOTAL

746 m²





2

3

4

5

6

4,985 3,010 4,020 6,130 2,975

C
400

D
400

E-1

CEILING ABOVE PROMATECT 100 (2 LAYERS)
FRL 120/120/120
REFER TO SECTIONS AND DETAILS, INSTALLED
TO MANUFACTURER'S SPECIFICATION

STRUCTURAL COLUMN TO BE
COVERED WITH PROMAT, PROMATECT
250, 30mm THICK BOARD INSTALLED TO
MANUFACTURER'S SPECIFICATION

BELOW
WT-01

BELOW
WT-01

FLOOR BEAMS BELOW
SHOWN DASHED

RL 21.210

STANDING AREA

WT-01

GLASS
BALUSTRADE OVER
STRUCTURAL COLUMN TO BE
COVERED WITH PROMAT,
PROMATECT 250, 30mm THICK
BOARD INSTALLED TO
MANUFACTURER'S SPECIFICATION

FLEXIBLE
SEATING

CEMENTAL
T.Q. PANELLING

CEMENTAL
T.Q. PANELLING

CEMENTAL
T.Q. PANELLING

CEMENTAL
T.Q. PANELLING

CEMENTAL
T.Q. PANELLING

CEILING TIMBER
LINING BOARD
CLADDING

WT-01

CEMENTAL
T.Q. PANELLING

CSR CEMENTAL

FEMALE

MALE

TIMBER LINING
BOARD CLADDING

BAR 5
CSR CEMENTAL

BAR 4
TIMBER LINING
BOARD CLADDING

ACCESS PANEL
FRL -60/30

SHAF

BELOW
WT-01

CEILING TIMBER
LINING BOARD
CLADDING

CEILING ABOVE PROMATECT 100 (2 LAYERS)
FRL 120/120/120
REFER TO SECTIONS AND DETAILS, INSTALLED
TO MANUFACTURER'S SPECIFICATION

C
400

D
400

433 CHU

433

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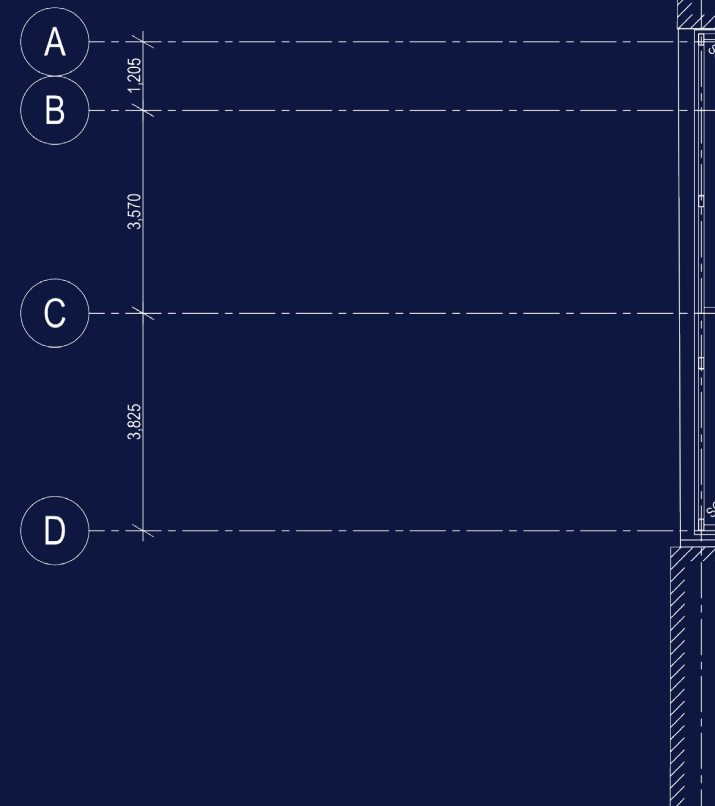
CHURCH STREET FLOOR PLAN

THIRD FLOOR

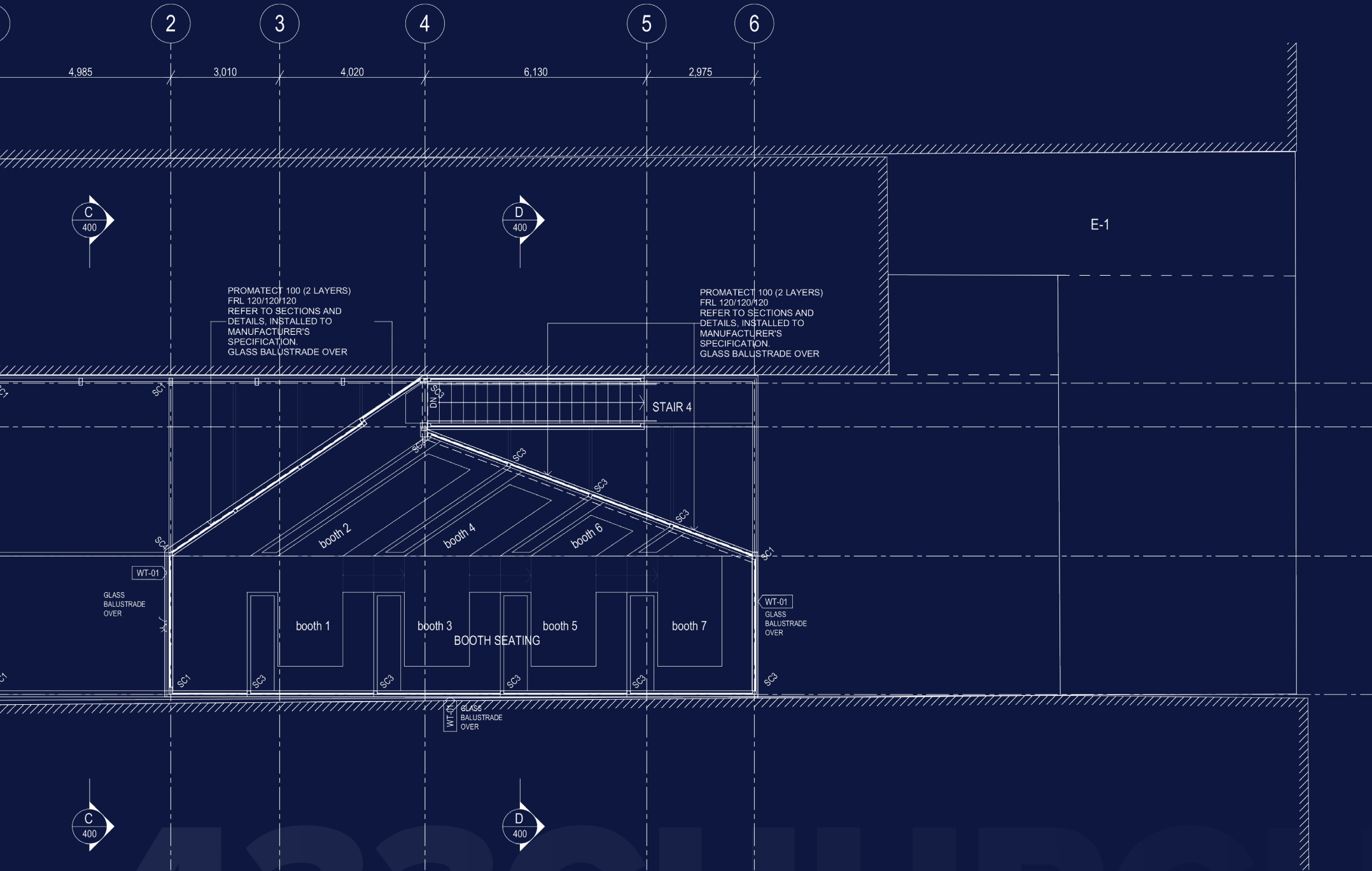
91m²

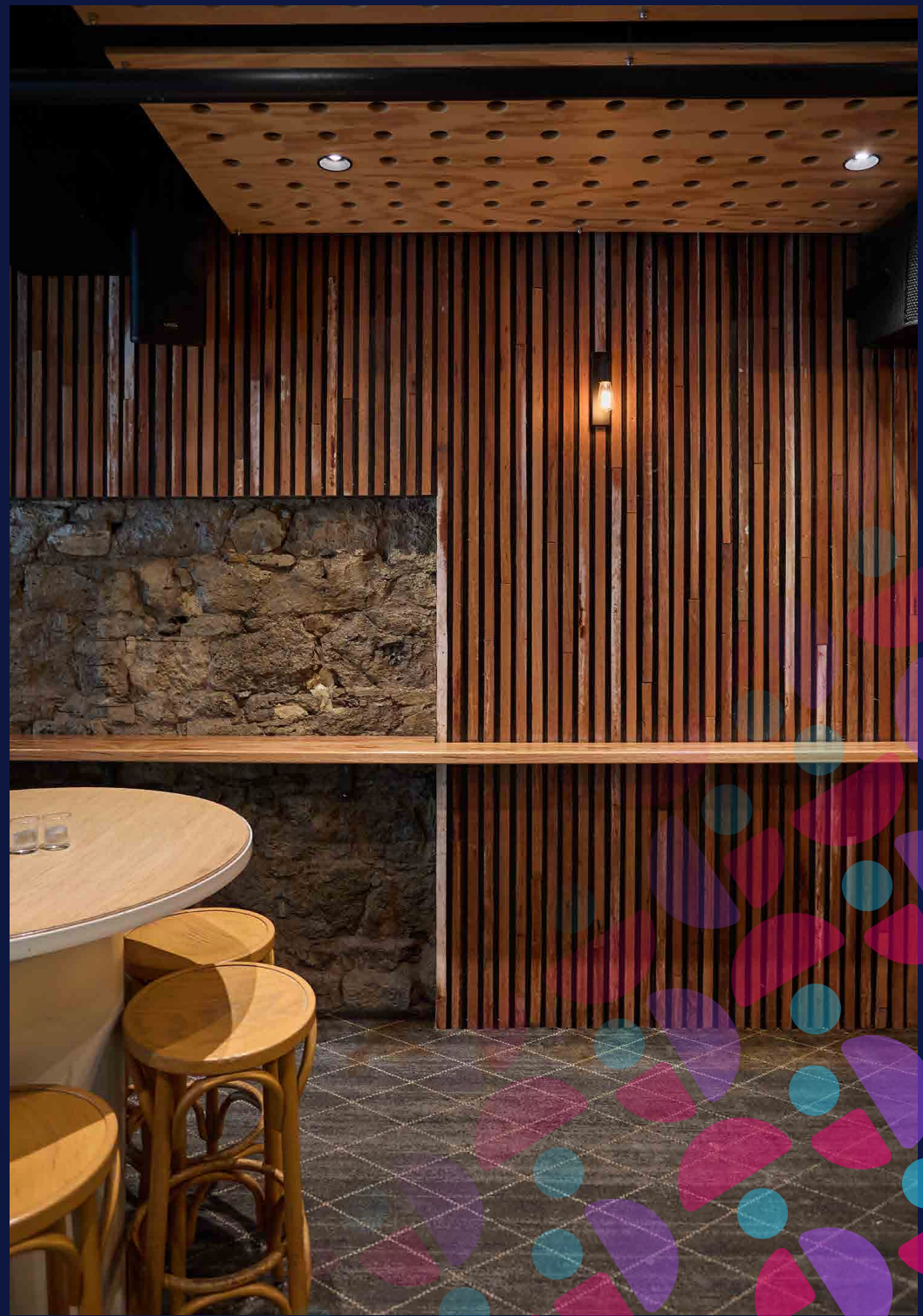
TOTAL

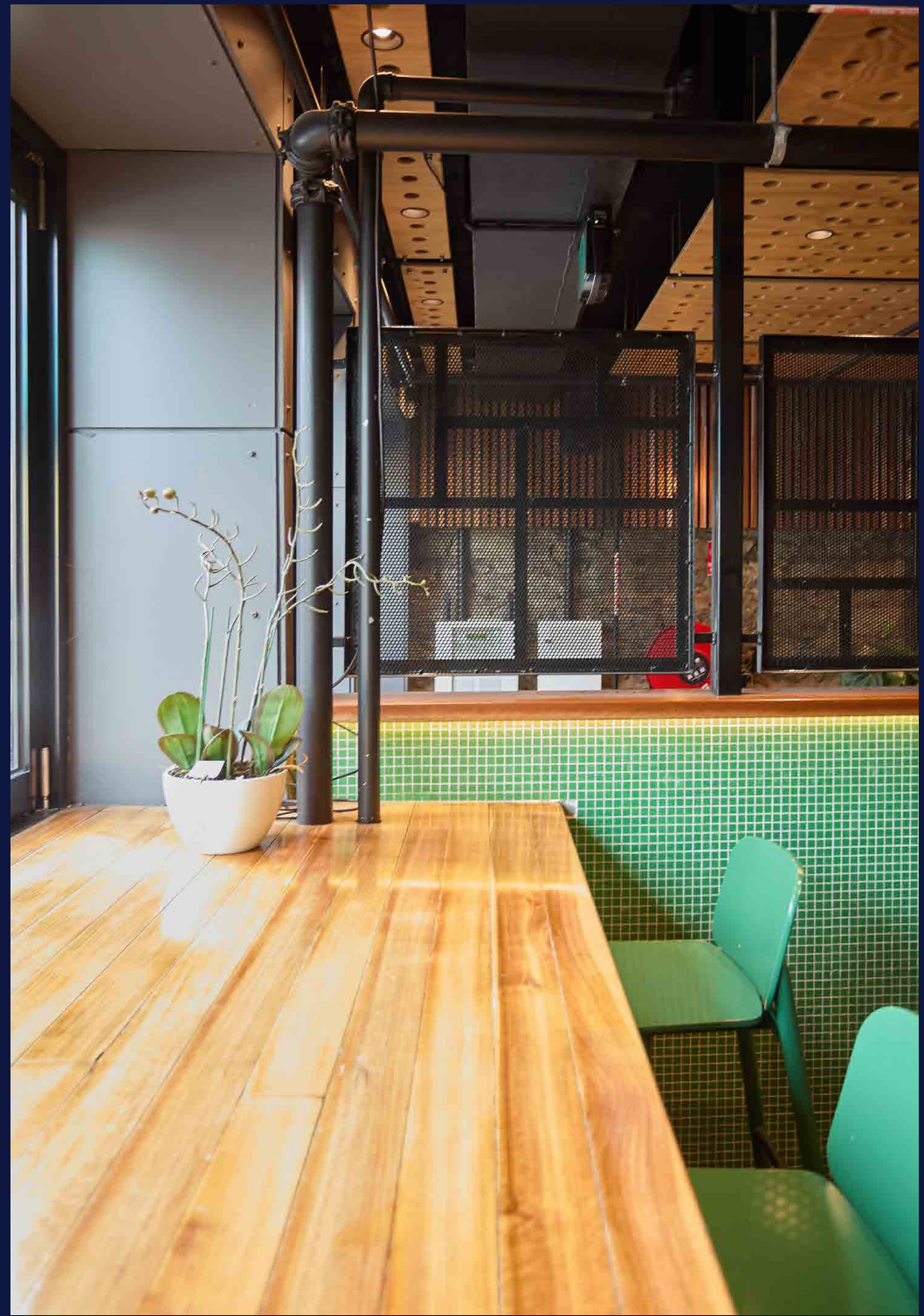
746m²

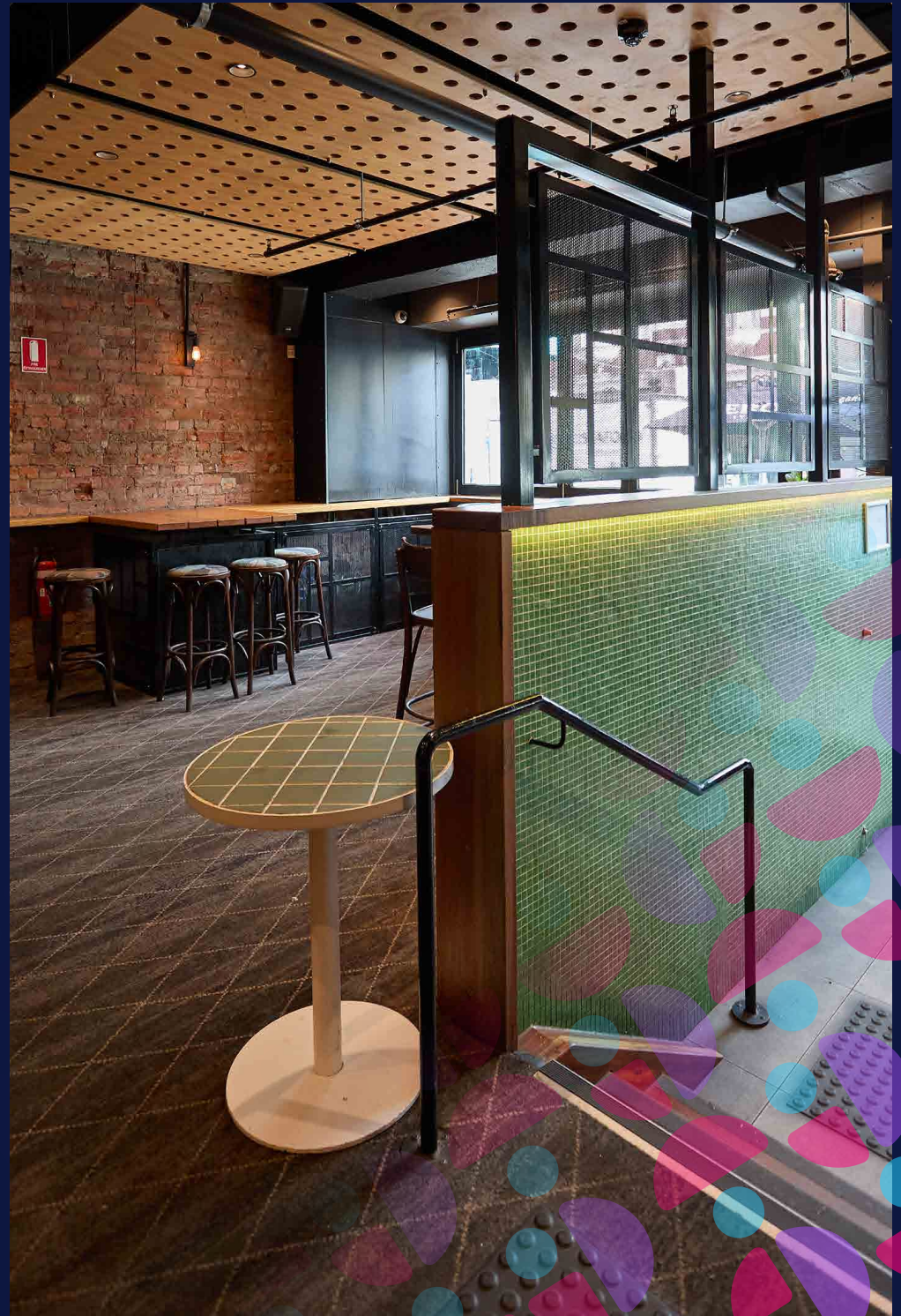


THIRD FLOOR



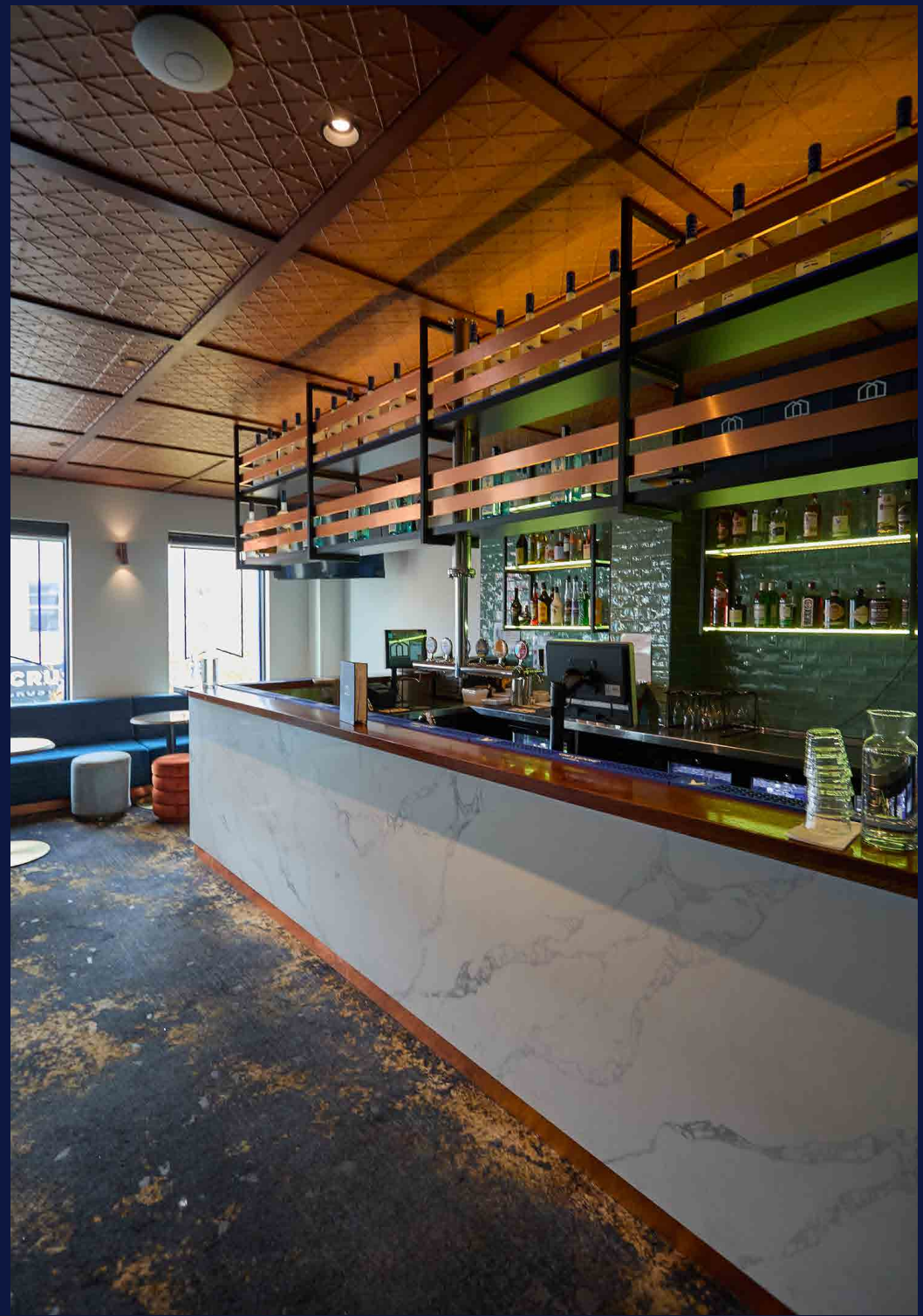




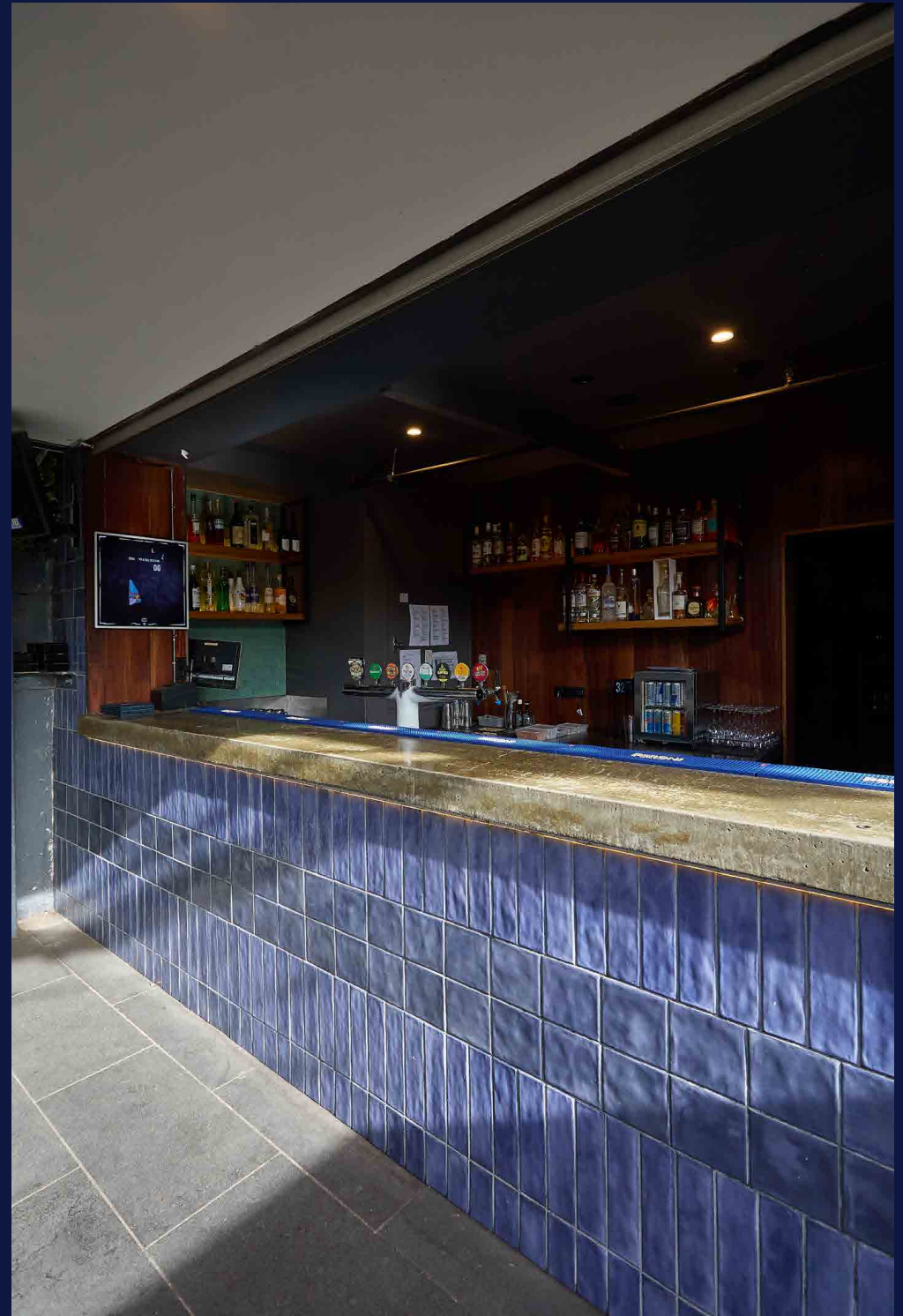


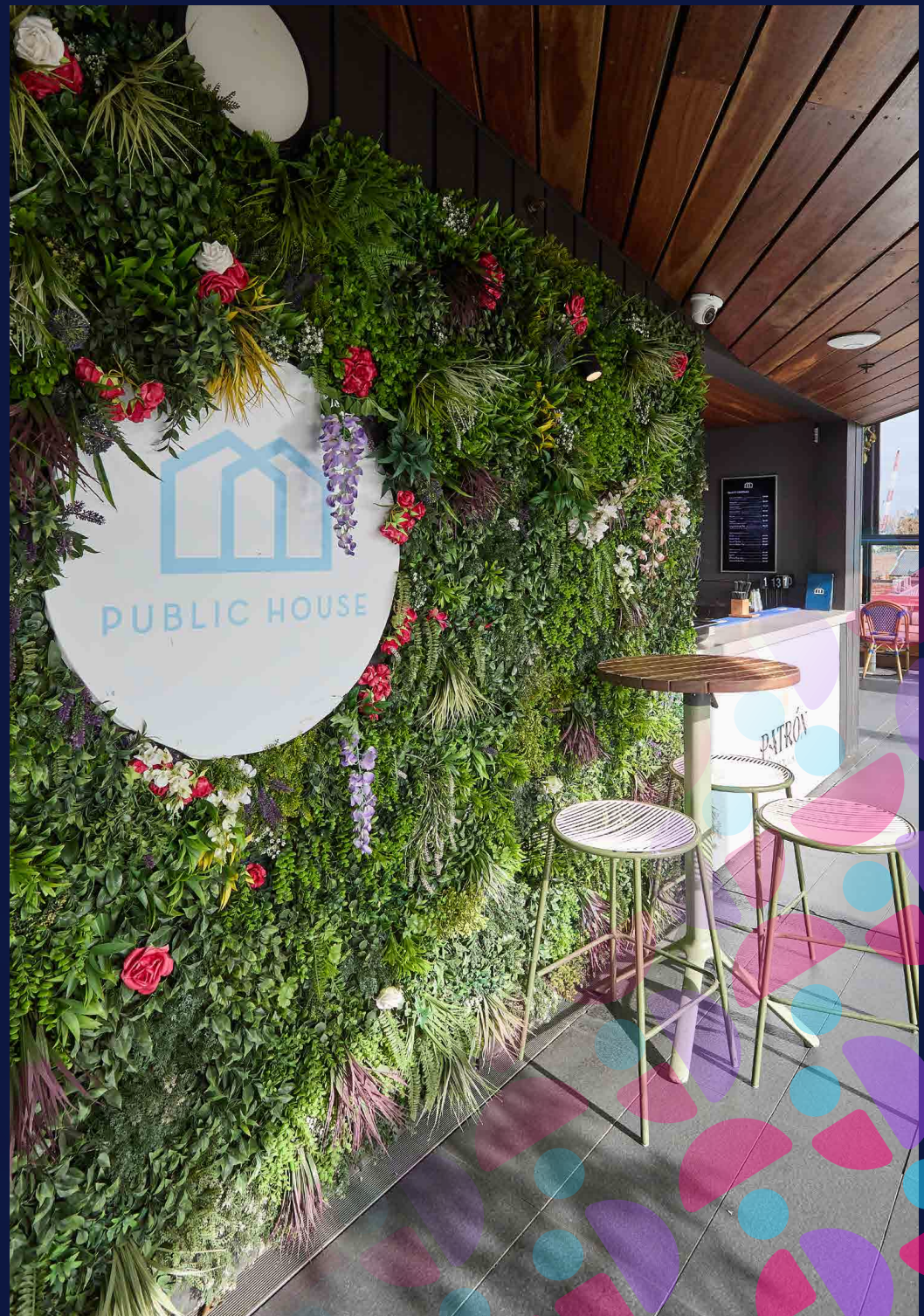




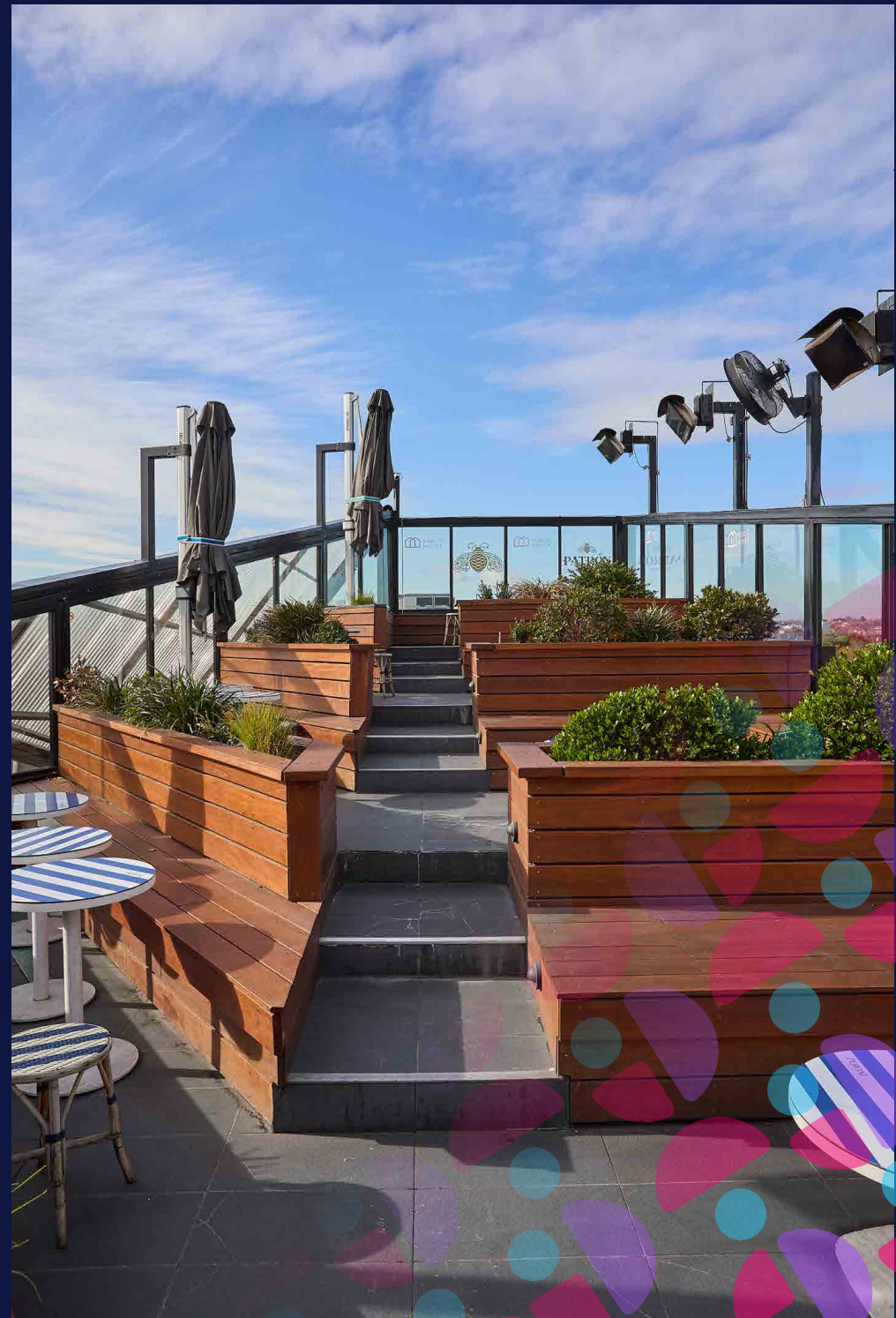




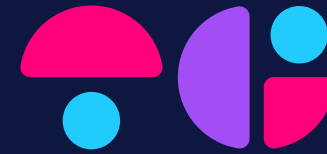












PH PUBLIC HOUSE

433 - 435 CHURCH STREET

JACK TENEKETZIS

0438 808 588

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