



ONE EIGHT EIGHT HIGH STREET



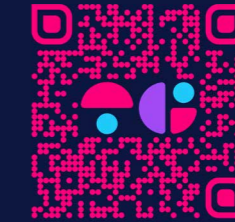
WINDSOR



188 HIGH STREET WINDSOR

Offered for Sale by Negotiation

INCOME	\$45,320pa + og's + GST at 1 August 2026
TERM	5 Years
COMMENCEMENT	1 August 2025
OPTIONS	None
REVIEWS	3%pa
SITE	127m²
BUILDING	174m²
GROUND FLOOR	91m²
FIRST FLOOR	83m²



SCAN FOR
WEB LISTING





GET TO KNOW THE AREA*

What Windsor lacks in size, it more than makes up for in attitude. This buzzed-about neighbourhood manages that elusive quality – it possesses just the right amount of edge. From its famed café scene to sleek drinking and dining options, you certainly won't succumb to boredom in this charming neighbourhood.

* *Sitchu*., accessed June 2026, <<https://sitchu.com.au/melbourne/inner-east/windsor>>





LIFESTYLE

Long seen as the scruffy neighbour of luxe South Yarra and stylish Prahran, Windsor has well and truly come into its own in the last decade. Retaining its grungy chic feel and warm local community, what was once a hidden gem has now very much been thrust into the spotlight.

The iconic Chapel Street is the beating heart of this tiny suburb. And what is now considered to be the street's 'cooler' end, is the result of the clever bar and restaurant owners capitalising on what was once significantly cheaper rent. Now, Windsor is home to a flourishing drinking and dining scene. Its much-loved heritage pubs keep the crowds coming back for more, while its restaurants and cafés see queues of hungry foodies lining up around the block.

Situated a mere five kilometres from the CBD and with easy access to St Kilda Beach, this charismatic suburb has long capitalised on its prime location. Bringing a touch of north side cool to Melbourne's sleek, gentrified south, Windsor remains the place to see and be seen.

NEIGHBOURS

Naturally, on-trend yuppies can't get enough of this buzzy little neighbourhood's prime location. It comes as no surprise that Windsor isn't the first choice for families or retirees – this is very much the domain of the young and upwardly mobile. While students are steadily being priced out, cashed-up workers make the most of Windsor's brilliant location, warm community feel and cherished edgy vibe.





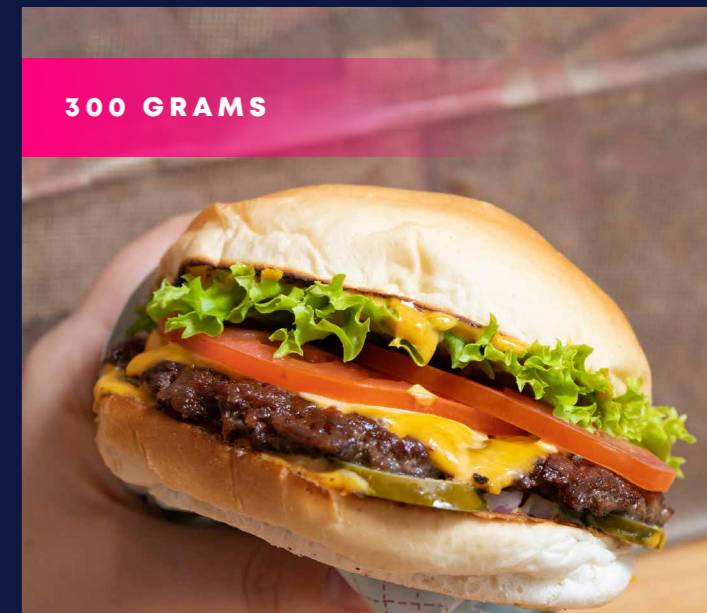
HIGH ST.



FIREBIRD



BISTRO MORGAN



300 GRAMS



HANOI HANNAH



NEPTUNE



NORMANDY



YOUNG HEARTS

118
ONE EIGHT EIGHT
HIGH STREET

- PROPERTY
- CHAPEL & HIGH ST. LIFESTYLE STRIPS





HITTING THE SHOPS

Home to vintage stores and local designer boutiques, Windsor's shopping scene offers a more bohemian alternative to the fast fashion that dominates the opposite end of Chapel Street.

CAFÉ CULTURE

Windsor's café scene is one of Melbourne's finest and, in a city that treats brunch like it's a religion, that's certainly saying something. Always come hungry (and expect to queue).

CHAPEL STREET

On what is arguably the hipper end of Chapel Street, the boutiques and eateries in Windsor possess just the right amount of edge. It has a thriving café culture, and the local shopping scene adopts a more boho, vintage feel with a dash of on-trend boutiques.

FOOD & DINING

- Journeyman
- Hanoi Hannah
- Tokyo Tina
- Mr. Miyagi
- Tipico
- Lover
- Neptune Food & Wine
- The Railway Hotel
- Galok





WE'VE MADE A MISTAKE & MADE THIS TOO CHEAP

What's wrong with it? Nothing.

What is it? 188 High Street is a two storey shop, located meters from the intersection of High Street & Chapel Street Windsor – with an outstanding tenant who has been in operation since 2017 and signed a new 5 year lease last year.

What do I do now? Call us, inspect, sign a Contract & capitalise on our mistake and pick up a phenomenal buy!

What else is there to say? We all know this is one of Melbourne's premier lifestyle locations. The building is in excellent condition, the tenant is a known quantity that looks after the building – just take a look at their kitchen and you'll see what we mean.

The only 'negative' we can say is there's some rent on the table. A similar shop very nearby just leased for considerably more. But all that means there's money on the table that you can capitalise on in the future.

Featuring.

- Securely leased to Juana Taco until August 2030
- Tenant has been in occupation since 2017
- Licensed venue
- Excellent condition
- Site 127m²
- Building 174m²
- Rear access via laneway

Why is it cheap? We told you – we made a mistake!

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



CHAPEL ST.



HENRIETTA



MR MIYAGI



TOKYO TINA



GELATO MESSINA



MAHA EAST



HAWKER HALL



PIDAPIPO



188

HIGH STREET LEASE

TENANT

Llama Pty Ltd

TERM

5 Years from 1 August 2025

OPTION

None

RENT

\$45,320 Per Annum plus Outgoings plus GST as at 1 August 2026

SECURITY BOND

\$10,000

REVIEWS

3.0% Per Annum

NOTES

Tenant has been in occupation since 2017

Total tenure at end of current Lease 13 Years













ONE EIGHT EIGHT
HIGH STREET

WINDSOR

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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