



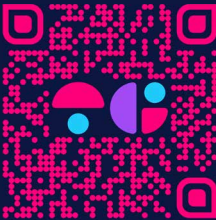
FOUR TWO FOUR BRIDGE ROAD



RICHMOND



424 - 426 BRIDGE ROAD
RICHMOND



SCAN FOR
WEB LISTING

Offered for Sale by Negotiation

INCOME	\$49,008pa + og's + GST at 27 September 2026
TERM	3 Years
COMMENCEMENT	27 September 2025
OPTION	3 Years
REVIEWS	4%pa - Market @ Option
BUILDING	107m ²
PARKING	1 Car Park

BR





BK

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 2026, < <https://www.timeout.com/melbourne/things-to-do/richmond-area-guide>>





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).



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. “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.









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.

BR

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





TWICE THE SHOP FRONT AT 'HALF' THE PRICE!

You simply won't find many shops like this!

What we are offering today is your opportunity to secure a double fronted corner shop at 'half' the price! Typically finding a shop with a 9 meter frontage, comes with a price well over \$1.5m, we aren't even close to that – we are well under the \$1m mark. This is your opportunity to secure double the exposure, but still only pay the same price.

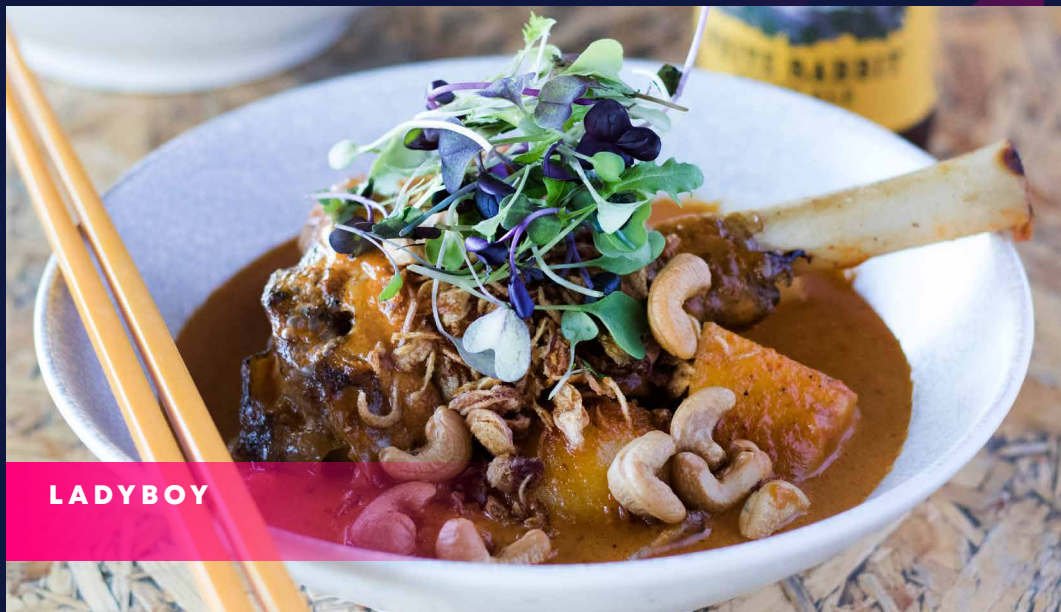
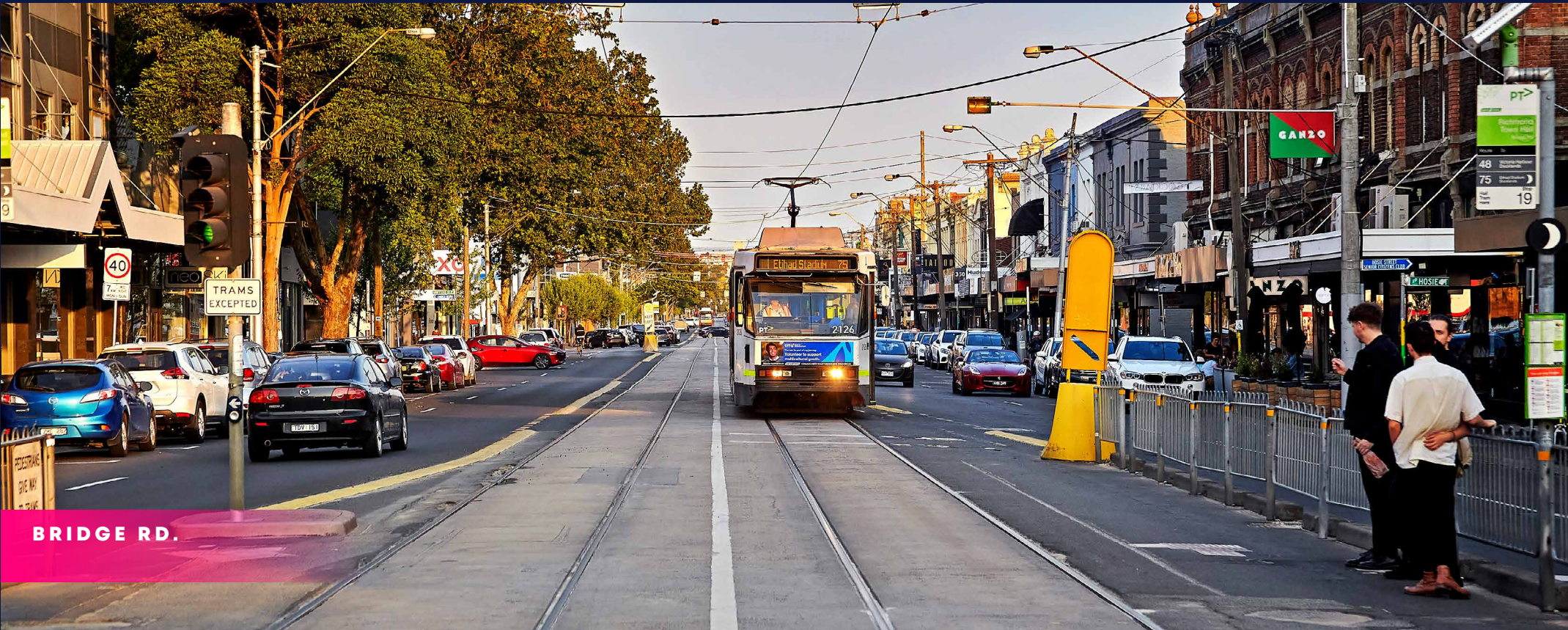
You should ask yourself – do you want to have the same as everyone else or a competitive advantage!

424 – 426 Bridge Road is an exceptional retail investment opportunity that has been home to highly successful cafes throughout the years. It's just been leased to a new tenant and is ready for the next investor to capitalise on the potential on offer.

Featuring.

- Highly sought after double fronted shop of circa 9 meters
- Brilliant corner location
- Expansive glass frontage onto Bridge Road with folding windows & doors
- Hospitality fit out owned by the Landlord
- 107m²*
- Undercover car park at rear

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





424 -
426

BRIDGE ROAD LEASE

TENANT

Wagyu Sun Food Pty Ltd

TERM

3 Years from 27 September 2025

FURTHER TERMS

One further Term of 3 Years

RENT

\$49,000 per annum + outgoings + GST at 27 September 2026

REVIEWS

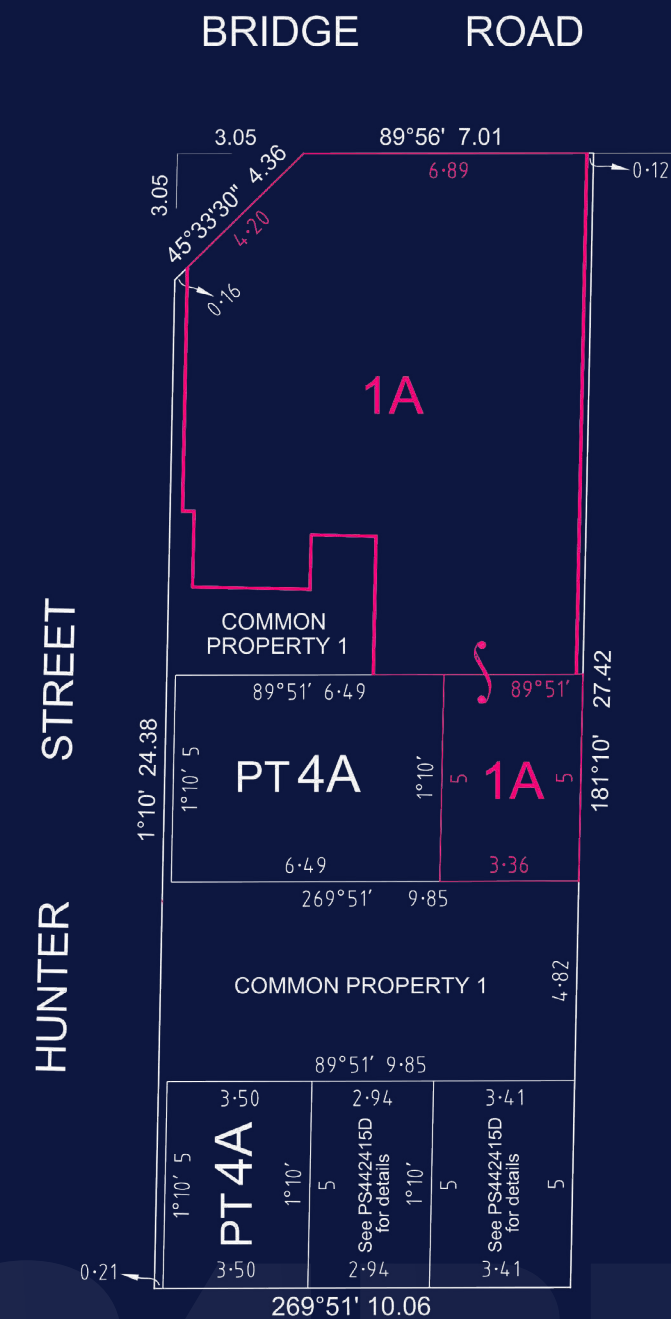
4% Per Annum

Market Review at Option



424BRIDGE









424 -
426

BRIDGE ROAD FLOOR PLAN

BUILDING
107m²



HUNTER STREET



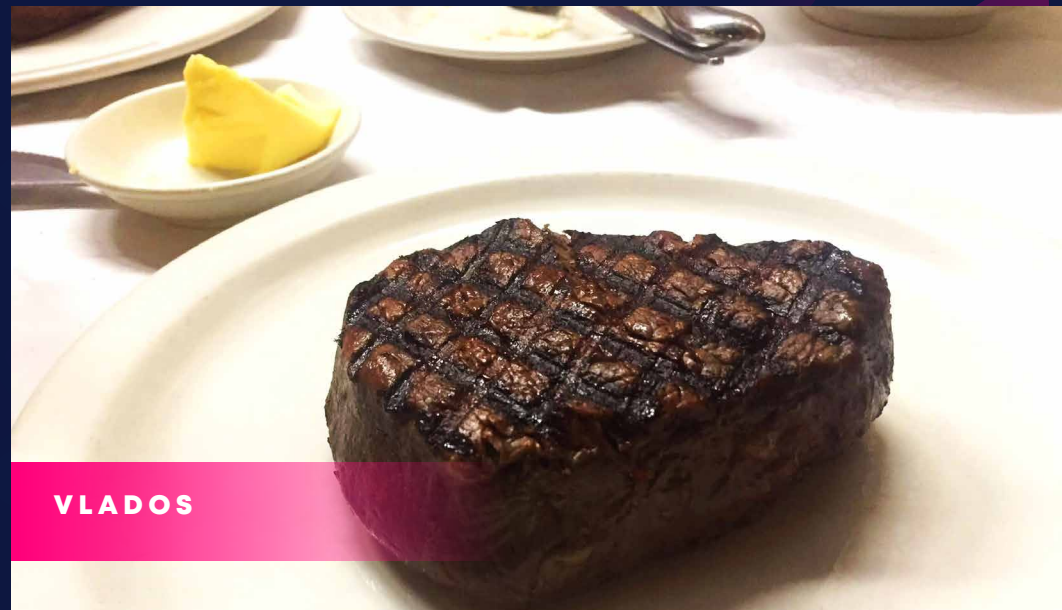
424BRIDGE



BRIDGE RD.



RICHE



VLADOS



BISSEL B



SCHNITZ



SUBWAY



FIFTY ACRES



TODCO



FOUR TWO FOUR
BRIDGE ROAD

RICHMOND

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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