



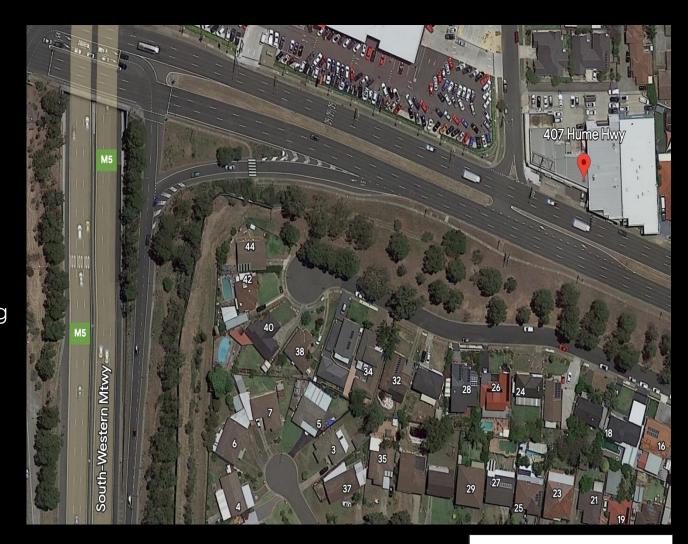
PROPERTY INFORMATION

407 HUME HIGHWAY LIVERPOOL NSW



**407 Hume Highway, Liverpool** offers key features which will be of interest to many investors and potential developers seeking to invest in the transforming Central Business District of Liverpool.

- A freehold titled commercial building, which is highly sought after by investors
- Income producing investment, which has been well occupied historically
- The potential to add value to the current building
- Located on the immediate fringe of the central hub of the CBD and near the M5 entrance
- Bus stop located at the footstep of the building
- Close to all amenities of the Liverpool CBD, including The University of Western Sydney, The University of Wollongong and Westfields
- A strategic investment long term to capitalise on the new Western Sydney Airport under construction





## Tenancy Schedule

	Full tenancy schedule attached
Total Shop & Office Income	\$264,660.13 + gst
Roof Tower Income	\$25,334.55 + gst
Total Gross Income	\$289,994.68 + gst
Outgoings Estimated	\$15,000.00
Nett Annual Rental	\$274,994.68 + gst



## TENANCY SCHEDULE

For All Mana							7 records selected - All Tenants			
Commercial Diary items for 28/11/23 included Tenant / Property		sq mtr/ft	psm/psf	pa	pcm	term	com/expy	rev/option	rent rev	%Outgo
CARTRIDGE	Wavin Borg (Cartridge Wor Shop 2, 407 Hume Highway LIVERPOOL NSW 2170	75.00 807.29	431.50 40.09	32362.50	2696.88	2 years +	19/08/22 18/08/24	18/08/24 18/08/24	18/08/24	0.00
EMPOWER	Empowering Minds Psycholo Suite 4 1st Floor 407 Hume Hwy LIVERPOOL NSW 2170 NOTE: 4% p.a. Market at option	108.00 1162.50	300.00 27.87	32400.00	2700.00	2 years	03/07/23 02/07/25	02/07/25 02/07/25	03/07/24	0.00
GHEXTINVE	SG Hext Investments Pty Lt Shop 1, 407 Hume Highway LIVERPOOL NSW 2170 NOTE: Paint Retailer - Fixed 3% Nil outgoings	139.00 1496.18 per annum	426.82 39.65	59327.98	4944.00	Three year	01/01/22 31/12/24		01/01/24	0.00
LIMSICOS5	Jonathan Limsico T/As Bio Shop 5, 407 Hume Highway LIVERPOOL NSW 2170 NOTE: Fixed 3% per annum	76.00 818.06	406.58 37.77	30900.08	2575.01	2 years	10/10/22 09/10/24	09/10/24 09/10/24	09/10/24	0.00
PROGREEN	Pro Green Energy Pty Ltd Shops 3 & 4, 407 Hume Highway LIVERPOOL NSW 2170 NOTE: Fixed 3% per annum	138.25 1488.11	412.00 38.28	56959.00	4746.58	2 years	14/11/22 13/11/24	13/11/24 13/11/24	13/11/24	0.00
SHIRAZ	Shiraz Faiyaz Ali T/A SPI Suite 3,1st Floor,407 Hume Hwy LIVERPOOL NSW 2170 NOTE: IT Traing & Education Ce Nil outgoings	60.00 645.83 ntre - 3% fixed	312.00 28.99 per annum	18720.00	1560.00	3 years	01/01/19 31/12/21	01/08/23 31/12/21	01/08/23	0.00
YOUNGGUN	Soung Guns Container Crew Suites 1 & 2, Level 1, LIVERPOOL NSW 2170 NOTE: Office Admin - 3% increase Nil outgoings	167.40 1801.88 se per annum	203.05 18.86	33990.57	2832.55	3 years	01/04/22 31/03/25	31/03/25 31/03/25	01/04/24	0.00





Contact Details

**Annette Pace** 

Mobile: 0437 212 154

Email: <u>annette@swci.com.au</u>

Website: www.sydneywestcommercial.com.au

Suites 5 & 6, Level 1, 88 Bathurst Street Liverpool. NSW. 2170

