



Expressions of Interest Campaign

407 HUME HIGHWAY LIVERPOOL NSW



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 Managers

Commercial Diary items for 28/11/23 included
Tenant / Property

7 records selected - All Tenants

	sq mtr/ft	psm/psf	pa	pcm	term	com/expy	rev/option	rent rev	%Outgo
CARTRIDGE Gavin 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
GHEXTINVESTG Hext Investments Pty Lt Shop 1, 407 Hume Highway LIVERPOOL NSW 2170 NOTE: Paint Retailer - Fixed 3% per annum Nil outgoings	139.00 1496.18	426.82 39.65	59327.98	4944.00	Three year	01/01/22 31/12/24	31/12/24 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 Centre - 3% fixed per annum Nil outgoings	60.00 645.83	312.00 28.99	18720.00	1560.00	3 years	01/01/19 31/12/21	01/08/23 31/12/21	01/08/23	0.00
YOUNGGUNS Young Guns Container Crew Suites 1 & 2, Level 1, LIVERPOOL NSW 2170 NOTE: Office Admin - 3% increase per annum Nil outgoings	167.40 1801.88	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



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