



Expressions of Interest Campaign

168-172 GEORGE STREET, WINDSOR NSW 2756



PROPERTY INFORMATION

168-172 GEORGE STREET, WINDSOR NSW 2756



168-172 George Street, Windsor offers key features which will be of interest to many investors and potential developers seeking to invest in the transforming heart of the historic town of Windsor.

- ▶ A total site offering of 635 m sq with street frontage on George Street
- ▶ Income producing investment, which has been well occupied historically
- ▶ The potential to add value to the current building
- ▶ Ample parking located at the footstep of the building
- ▶ Close to all amenities with neighboring Riverview Shopping Centre generating high levels of foot traffic
- ▶ A strategic investment long term to capitalise on the new Western Sydney Airport under construction



Tenancy Schedule

Full tenancy schedule attached

Potential Shop & Office Income

\$137,300 per annum + gst

Outgoings Estimated

\$25,000

Potential Nett Income

\$112,300 + gst

TENANCY SCHEDULE

For All Managers

6 records selected - All Tenants

Commercial Diary items for 24/07/23 included

Tenant / Property

sq mtr/ft

psm/psf

pa

pcm

term

com/expy

rev/option

rent rev

%Outgo

HQAUSTRALHQ	Australia Pty Ltd Shop 2, 168-172 George Street WINDSOR NSW 2756	44.00 473.61	360.00 33.45	15840.00	1320.00	1yr + 2 yr	17/04/23 16/04/24	16/04/24 16/04/24	16/04/24	100.00
	NOTE: Market review at lease end. 4% within option if exercised									
LUCKYCHIN	Hong Chun Ma T/As Chinese Shop 6, 168-172 George Street WINDSOR NSW 2756	60.00 645.83	254.61 23.65	15276.60	1273.05	3 years +	15/04/22 14/04/25	14/04/25 14/04/25	15/04/24	0.00
	NOTE: Chinese Massage - 3% fixed per annum Nil outgoings									
NGUYENCAKE	Johnny Nguyen & Jenny Ngo Shop 1, 168-172 George Street WINDSOR NSW 2756	195.00 2098.96	156.31 14.52	30480.45	2540.04	5 + 5 YEAR	05/10/18 04/10/23	04/10/23 04/10/23	05/10/22	100.00
	NOTE: Cake Shop - CPI per annum 100% water usage, tradewaste & permit fees									
PINCOTT	Pincott Holdings Pty Ltd Shop 4, 168-172 George Street WINDSOR NSW 2756	60.00 645.83	242.00 22.48	14520.00	1210.00	2 years	01/03/23 28/02/25	28/02/25 28/02/25	01/03/24	0.00
	NOTE: Fixed 4% per annum									
PROJECT X	Project X Solutions Pty L Shop 5, 168-172 George Street WINDSOR NSW 2756	66.00 710.42	220.00 20.44	14520.00	1210.00	1 year	01/04/23 31/03/24	31/03/24 31/03/24	31/03/24	100.00
	NOTE: Market review at option.									
RICHMOND	Richmond PRA Limited T/As Shop 7, 168-172 George Street WINDSOR NSW 2756	144.00 1550.00	223.17 20.73	32136.48	2678.04	18 months	19/12/20 30/06/22	30/06/22 30/06/22	19/10/23	0.00
	NOTE: Fixed 4% per annum									



Contact Details

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