

Kitchen, Gift and Homeware store in booming regional Victoria



Located in one of Australia's largest regional cities, an hour and a half north of Melbourne, this Kitchen, Gift and Homeware retail store is reaping the benefits of its long association with the area.

Operating in the town's CBD for 30 years, the business has built an excellent reputation and clientele supplying an impressive range of kitchen, gift and homeware products. From budget priced to top-quality European brands, the store is a one-stop solution for everything from soft furnishings and decorator items to chefs' knives and pans.



A feature of this opportunity is its location. The 260 sq metre store (plus 60 sq metre mezzanine storage) has an ideal position in the town's newly built \$100 million office and retail complex. Set amid the town's leading cafes, restaurants and retail shops, the store has dual frontage onto the arcade and busy laneway. A long lease is available for the site under highly favourable conditions.

In addition to the shop's significant local clientele, it also attracts a steady stream of customers from the surrounding towns. The new office complex will house 1,200 workers – an enormous client base at your doorstep every day.

The town itself is undergoing a renaissance with enormous government spending being put into modernising and beautifying the CBD; connecting the town with Melbourne via a direct four-lane highway; and upgrading rail links between the two cities. All this has led to significant population growth, which the business is perfectly positioned to capitalise on.

CURRENTLY RUN UNDER MANAGEMENT THE NEW OWNER CAN TAKE A HANDS-ON OR HANDS-OFF APPROACH TO SUIT THEMSELVES.

Locally, you'll quickly blend into the relaxed easy lifestyle that boasts all the modern conveniences of a thriving regional centre. The safe environment and ample facilities make it a fantastic family destination and the excitement and diversity of Melbourne is only a short drive or train trip away.



Asking price: \$360,000 + SAV • Code: V19-011 • State: VIC

Contact buyer enquiry centre

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Or visit www.chasemanhattan.com.au

