



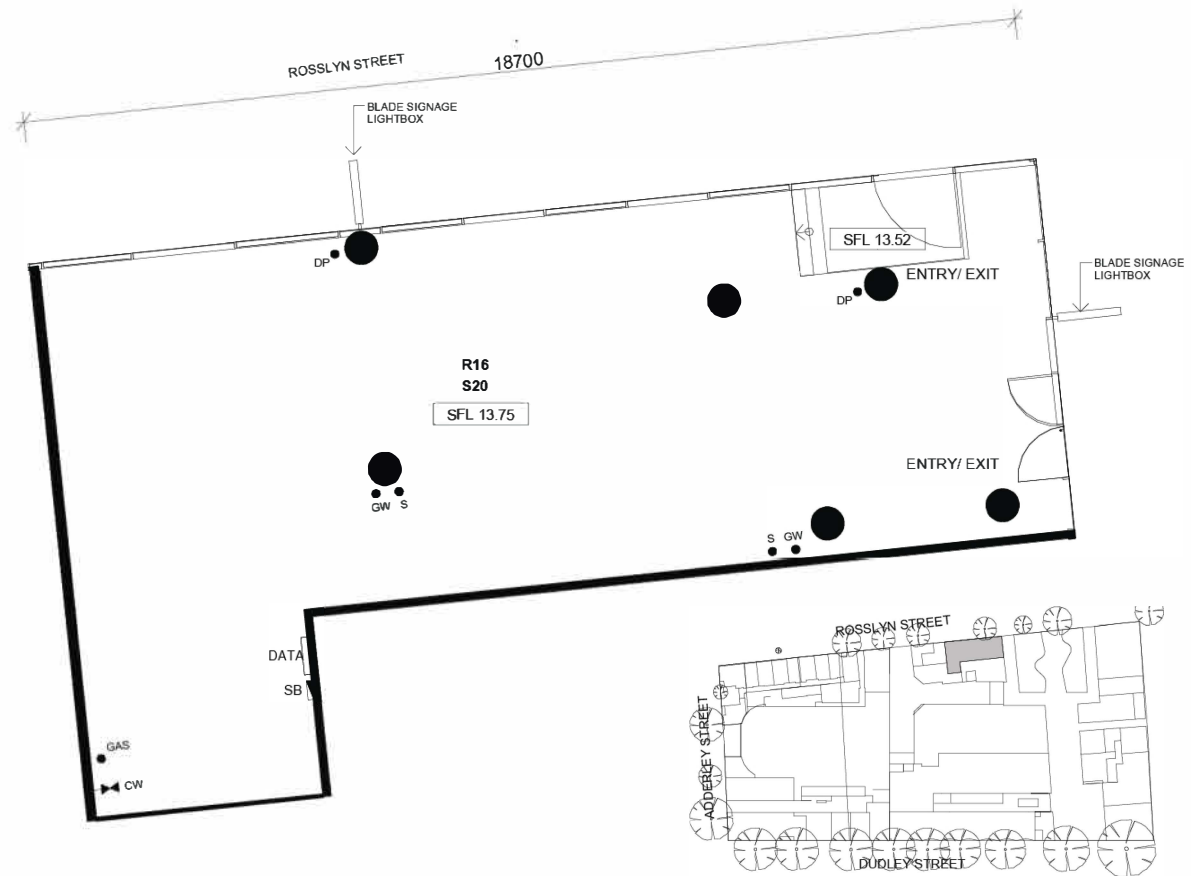
SHOP R16

(Lot S20), 197 Rosslyn Street, West Melbourne 3003

FOR SALE
\$1,771,000

Area: 150sqm

Video



COMMERCIAL SPACE FOR SALE

CURRENT LEASE STATUS

Tenanted

Base rent: \$102,752 per annum

Term: 7 years

Option: 7+7 years

Tenant: The Studio Beans	Tenant: The Studio Beans / West End Landco
Sale	Lease Expiry: 14 Jan 2028
	7+7 years



Existing tenant: The Studio Beans

The Studio Beans is one of five locations for the café. Offering dine-in and takeaway options, the café specializes in coffee and a vegetarian menu.

COMMERCIAL SPACE FOR SALE