

# TENANTED INVESTMENT

FOR SALE VIA EXPRESSION OF INTEREST

*Evita*



THE COTERIE



SCAN ME

# Tenant details

## **Salt Meats Cheese Group**

Established in 2012 , Salt Meats Cheese Group operates a diverse portfolio of brands with a core focus on living la dolce vita, delivering meaningful unique dining experiences across NSW and QLD.

Growing from its humble beginnings as a small Italian provedore deli in Alexandria, today, SMCG celebrates a new Italy, operating 7 Salt Meats Cheese Italian Restaurants (NSW & QLD), Bar Ombré (NSW), Eterna Roman Restaurant (QLD), Safiya vegan restaurant and bakery (NSW), This is Us product range, and La Costa Restaurant & Bar, Cielo Rooftop & La Valle Wine Bar & Bottle Shop (QLD)





This 613 sq m tenancy is positioned on the ground floor of the recently completed Coterie Apartments.

The building consists of 249 apartments, a mix of 1, 2 and 3 bedroom units are divided between two individual buildings with a common podium level. Crowning each of the buildings, are two rooftop pools, complete with dining and recreation areas.

## LEASE DETAILS

<b>TENANT</b>	SMC GROUP PTY LTD
<b>USE</b>	Reentrant / Bar "Argentinian Steak House"
<b>LEASE AMOUNT</b>	\$180,000 + GST
<b>LEASE TERM</b>	10 Years
<b>LEASE OPTIONS</b>	2 X 5 Year options
<b>COMMENCEMENT</b>	1st August 2021
<b>ANNUAL INCREASE</b>	3.75% or CPI "TBC"
<b>OUTGOINGS</b>	Tenant pays
<b>SECURITY DEPOSIT</b>	\$30,000 + GST

## BUILDING AREAS

<b>BASEMENT LEVEL</b>	67 sqm
<b>GROUND LEVEL</b>	432 sqm
<b>MEZZANINE LEVEL</b>	114 sqm
<b>TOTAL</b>	613 NLA sqm

## BUILDING DETAILS

<b>ADDRESS</b>	361-363 St.Pauls Terrace, Fortitude Valley
<b>ZONING</b>	"Principal Centre (City Centre)" Zone under the Brisbane City Plan 2014
<b>SERVICES</b>	Water, gas, 3 phase, NBN, grease trap, waste point

## LOT PARTICULARS

<b>LOT</b>	3	6
<b>TENANCY</b>	C	C1
<b>TITLE NUMBER</b>	51212482	51212485
<b>CAR SPACES</b>	3	3
<b>AREA</b>	468 sq m	145 sq m

## OUTGOINGS

<b>LOT</b>	3	6
<b>CM CONTRIBUTION</b>	\$4,700	\$3,200
<b>RATES ESTIMATED</b>	\$3,300	\$2,700
<b>WATER ESTIMATED</b>	\$1,500	\$1,500
<b>TOTAL PA</b>	<b>\$9,500</b>	<b>\$7,400</b>



**361 - 363  
ST PAULS TERRACE  
FORTITUDE VALLEY**

**NET LETTABLE AREA**  
 LEVEL 1: 67 m<sup>2</sup>  
 LEVEL 2: 432 m<sup>2</sup>  
 LEVEL 3: 114 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE

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