



Rare, Entry-Level Liquorland (Coles Group) Investment

Sold
Contact Agent
Sold: Tue 09-Nov-21

Retail • Hotel/Leisure • Showrooms/Bulky Goods

Liquorland, 28 Park Street, Woonona, NSW 2517

Floor Area:

454 m²

Land Area:

607.00 m² (approx)



Property Description

- **New 5 Year lease to Coles Group**
- **Blue-chip \$23 billion tenant**
- **Growth location: Sea-change-&-commute**

Brand new 5-year lease plus 8 x 5-year options.

Liquorland: Wholly owned subsidiary of Coles Group (ASX: COL) one of Australia's top retailers with FY2021 sales of \$39.6 billion.**

Coles liquor, a blue-chip network of 929 Liquorland, Vintage Cellars and First Choice Liquor Market stores across Australia.

Annual, fixed compounding 2% rent increases, ensuring certain rental growth.

Idyllic beach-gateway location within convenience retail precinct including Woonona Train Station, Supermarket, Australia Post, Newsagency and 67-space car park all within 100 meters.

Strategically positioned just minutes from the beach, Woonona High School and Woonona Surf Lifesaving Club.

Includes a 4-bedroom first floor apartment and 6 car spaces on title.

Woonona: Experiencing rapid growth with house prices up 22.5% since January 2021.***

City of Wollongong: booming growth corridor location, 58km south of the Sydney CBD with population forecast to grow 26.04% to 278,744 by 2041.****

Estimated net rent \$94,107 pa (fully leased)

For Sale by Investment Portfolio Auction
11am (AEDT) Tuesday 9 November 2021

**Coles Group

*** Realestate.com.au

**** Gap Maps

***** Forecast.id

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

Liquorland, 28 Park Street, Woonona, NSW 2517



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0488 220 830

Billy Holderhead
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