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## Introducing...

First National King & Heath Commercial are delighted to be offering to the market, 139-141 Main Street, Bairnsdale VIC 3875.

139-141 Main Street, is an outstanding investment opportunity that is a fantastic parcel of real estate that is offering a great return to an investor.

For further information, please do not hesitate to contact our team at First National King & Heath Commercial.



**Matt Baylis**

Sales & Leasing

0439 633 312

<https://kingheath.com.au/matt-baylis/>



[Visit Our Website](#)



## Property Details



### 139-141 Main Street, Bairnsdale

#### BLUE RIBBON REGIONAL INVESTMENT OPPORTUNITY

PROPERTY TYPE	LAND AREA	FLOOR AREA
Retail	690 sqm	950 sqm

#### Expressions of Interest

Air Conditioning

Carpeted

Close to Schools

Close to Shops

Close to Transport

Existing Fitout

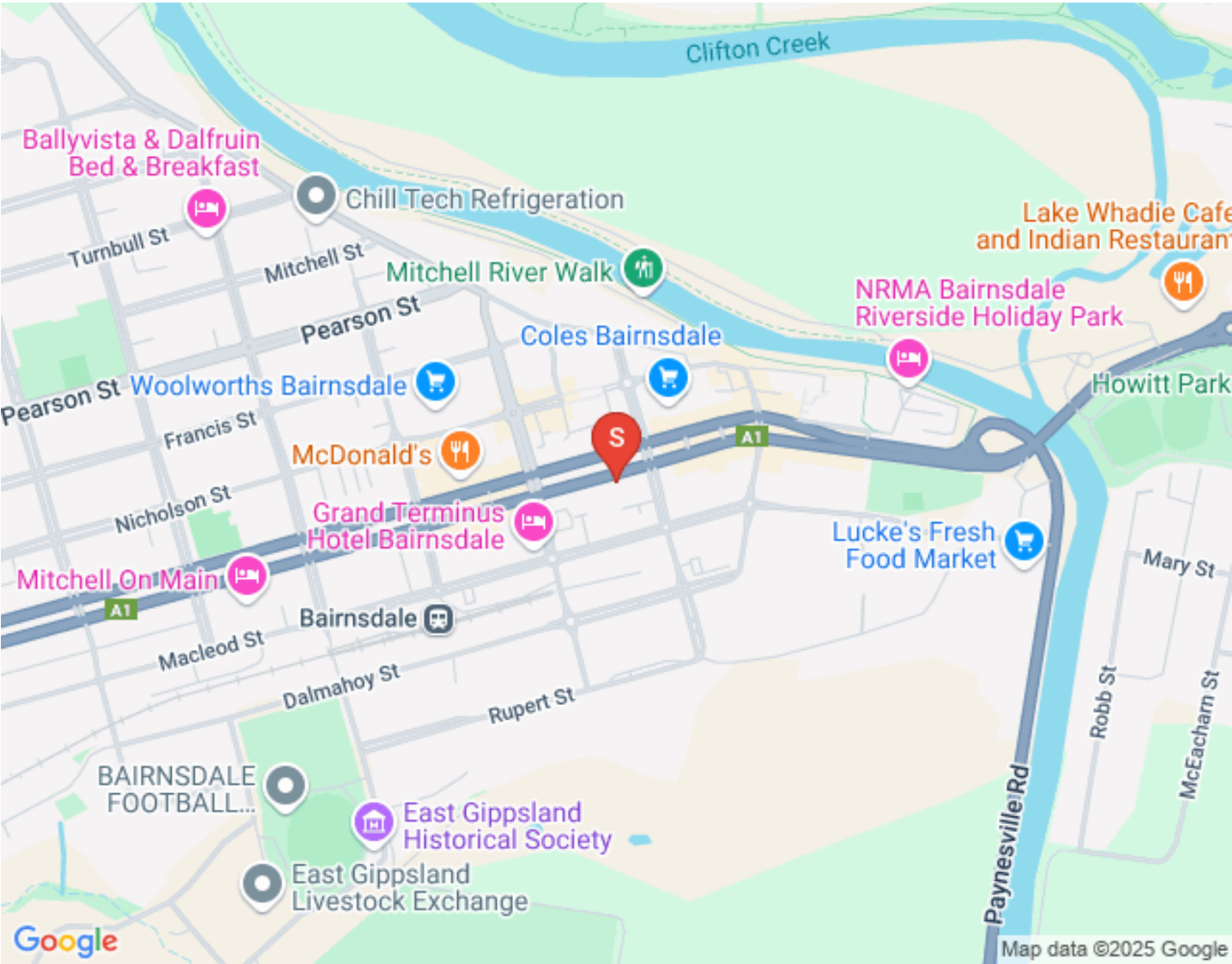
Heating

Offered for the first time in 43 years, property highlights of 139-141 Main St, Bairnsdale:

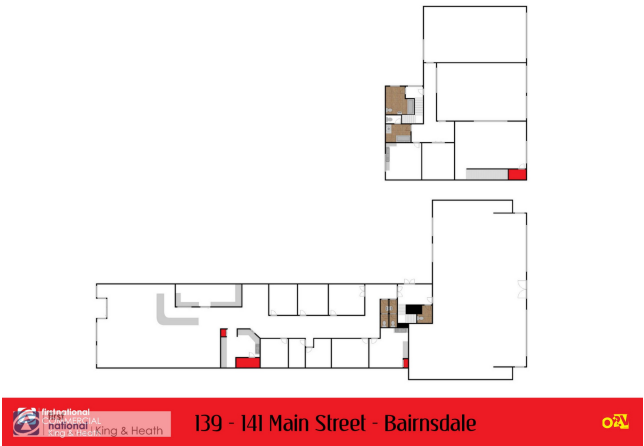
- Substantial brick building with a wide street frontage of 11 metres\*
- Fully tenanted, with a leading optometry business (in occupation for over 20 years) as the major tenant plus two additional tenancies located at the rear of the property (one on first floor)
- Current fully let income of \$90,314.19\* per annum plus GST
- Absolute prime Main Street location, with right of carriageway to the rear
- Vibrant precinct, with surrounding businesses including Commonwealth Bank, National Australia Bank, Westpac and The Athlete's Foot

For further information or inspection, please contact King & Heath Commercial on 03 5152 3311

\*Approximately



Floorplan



Executive Summary

Property Address	139-141 Main Street, Bairnsdale VIC 3875
Title Particulars	Lot 1 TP824321W Parent Title Volume 8034 Folio 761

Land Area	690 sqm approximately
Building Size	950 sqm approximately
Zoning	Commercial 1 Zone (CZ1) - East Gippsland Planning Scheme

## Lease Summary

<b>Property</b>	139-141 Main Street, Bairnsdale VIC 3875
<b>Lessee</b>	Bairnsdale Optical Pty Ltd
<b>Permitted Use</b>	Retail - Optometry Consultancy
<b>Lease Commencement Date</b>	1st September 2023
<b>Lease Expiry Date</b>	31st August 2028
<b>Further Terms of Lease</b>	Two (2) further terms of five (5) years each
<b>Outgoings</b>	100% payable by the Lessee except from land Tax
<b>Rent</b>	\$67,178.43 per annum plus GST
<b>Rental Reviews</b>	CPI Annually. Market Rent Review at the commencement of each further term of lease
<b>Security Bond</b>	\$5,940.00
<b>Lettable Area</b>	370sqm approximately

<b>Property</b>	44A Bailey Street, Bairnsdale VIC 3875 (Ground Floor)
<b>Lessee</b>	Doyle & Shields
<b>Permitted Use</b>	Retail - Storage and display of motorcycles and accessories
<b>Lease Commencement Date</b>	1st May 2024
<b>Lease Expiry Date</b>	30th April 2027
<b>Further Terms of Lease</b>	Two (2) further terms of three (3) years each
<b>Outgoings</b>	100% payable by the Lessee except from Land Tax
<b>Rent</b>	\$13,636.36 per annum plus GST
<b>Rental Reviews</b>	CPI Annually. Market Rent Review at the commencement of each further term of lease
<b>Security Bond</b>	\$1,136.36 + GST
<b>Lettable Area</b>	290sqm approximately

Property	44B Bailey Street, Bairnsdale VIC 3875 (1st Floor)
Lessee	Kelly-Marie Asmus-Albornoz
Permitted Use	Retail - Photographic and design studio
Lease Commencement Date	1st February 2025
Lease Expiry Date	30th January 2024
Further Terms of Lease	Two (2) further terms of one (1) year each
Outgoings	100% payable by the Lessee except for Land Tax
Rent	\$9,500 per annum plus GST
Rental Reviews	CPI Annually
Security Bond	\$870.84 + GST
Lettable Area	290sqm approx



## Property Video

## About Bairnsdale

The gateway to the natural beauties of East Gippsland, Bairnsdale is set on the banks of the Mitchell River, 285 kilometres east of Melbourne. A thriving provincial centre, and once home to steam boats and traders who arrived in the area in the 1850s, Bairnsdale is now the commercial and administrative hub of the East Gippsland Shire offering history, the arts, culture and retail.

The town's rich heritage can be found throughout the town, including the rotunda in the centre of town, the spectacular murals and architecture of St Mary's Church and Bairnsdale Court House, which are noted for their 19th century architecture. Close to lakes, rivers, mountains and forests, Bairnsdale is a destination for year-round enjoyment. Base yourself here to enjoy an excellent range of accommodation and dining and plan day trips, tours or longer stays.



## About East Gippsland

East Gippsland is a local government area located in the eastern part of Victoria. It covers an area of 20,931 square kilometres and in 2018, has a population of 46,818. It includes the towns of Bairnsdale, Benambra, Bruthen, Buchan, Ensay, Lakes Entrance, Mallacoota, Metung, Omeo, Orbost, Paynesville, and many more.

East Gippsland is best known as a tourist destination as it is located on the iconic Gippsland Lakes. The lakes system is considered the largest lake system in Australia. Other significant towns include Lakes Entrance, Metung, Orbost, Paynesville and Mallacoota, the half-way point between Melbourne and Sydney. To the north are Omeo and other townships of the Great Alpine Road.



## Documents & Useful Links

Additional important information that might interest you...

[Contract](#)

[Email Us](#)

[Vendor Statement &  
Lease Agreement  
Part 1](#)

[Vendor Statement &  
Lease Agreement  
Part 2](#)

[Vendor Statement &  
Lease Agreement  
Part 3](#)

Method of Sale

For Sale by Expressions of interest

Inspections

There will be an opportunity throughout the campaign to inspect the property via a private inspection. Please contact the exclusive selling agent to organise your inspection. Please note that inspections must be conducted during business hours.

## About Your Commercial Team

Specialising in Commercial Property Sales, Leasing & Management First National Commercial King and Heath are proud of our longstanding reputation of initiative and integrity. Established in Bairnsdale in 1923 and now operating throughout East Gippsland, conveniently located to attend to your property needs.

First National Commercial King and Heath have a dedicated and well trained Commercial property team that handle the sales, leasing and management of commercial property within the East Gippsland catchment.

The team at First National Commercial King and Heath pride themselves on providing all clients with exceptional customer service and the right advice for all your property needs.

Every member of the team are continually striving to improve the level of service for our clients by attending and completing ongoing training in all matters relating to commercial property.

Our professional team is dedicated to providing personal service of the highest integrity and proud of the fact that a very large percentage of business is due to repeat and referral business.

## Meet Your Commercial Team



### CHRIS MARTIN

MANAGING DIRECTOR/COMMERCIAL SALES

[chris.martin@kingheath.com.au](mailto:chris.martin@kingheath.com.au)

Having worked at King and Heath for almost 42 years, Chris has developed a strong and loyal client base. Over the years he has worked in all facets of the business from Property Management, Residential sales and now specialises in Commercial Sales and is also the Managing Director of King & Heath. Chris is a well-respected member of the local community who is involved in various community and sporting groups. Chris strongly believes in the economic growth of the region and being a board member of East Gippsland Marketing Incorporation is passionate about promoting our local area.

Out of work Chris has a strong interest in thoroughbred racing and has been a committee member of the Bairnsdale Racing Club for over 35 years, and is a life member, continuing a long family involvement. He is also a life member of the Wy Yung Football & Netball Club having been involved as a player and committee member for many years.



### MARK HOWLETT

COMMERCIAL SALESPERSON / DIRECTOR

0407 361 076

[mark.howlett@kingheath.com.au](mailto:mark.howlett@kingheath.com.au)

Born and bred in East Gippsland, Mark has spent a big part of his life living and working in the area.

After pursuing a range of ventures Mark returned to real estate in 2005 to pursue a career in Commercial Real Estate (Sales & Leasing).

Mark resides in Paynesville and loves to holiday in Metung, a true dedication to the local area and lifestyle. Mark enjoys all aspects of boating on the Gippsland Lakes in his spare time.



## **MATT BAYLIS**

### **SALES & LEASING**

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0439 633 312

[matt.baylis@kingheath.com.au](mailto:matt.baylis@kingheath.com.au)

Having grown up in Bairnsdale Matt commenced his real estate career in 2005 working in the real estate industry in Melbourne. Whilst developing his skills initially as a Residential Property Manager then as a Commercial Property Manager Matt decided to return to his roots and move back to Bairnsdale. Since then Matt has gone from strength to strength leading Matt to his passion, which is in Commercial Property.

With a very approachable and likeable manner, Matt prides himself on his personal development together with gaining as much industry knowledge as possible therefore enabling him to provide the best suitable advice and service for his clients' needs.

He is a well-known member of his local community enjoying nothing better than a game of cricket at his local club with his friends or other local community groups that he is involved with.



## **CHRIS HOWLETT**

### **BRANCH MANAGER/DIRECTOR/SALES**

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0401 137 658

[chris.howlett@kingheath.com.au](mailto:chris.howlett@kingheath.com.au)

Having worked in the Hospitality industry in Melbourne for a number of years Chris decided that it was time for a sea change and made the move back home to East Gippsland. Now a fully licenced Agent Chris has been with King & Heath for over 10 years and is currently the Manager of the Lakes Entrance office. Having grown up in Bairnsdale and having lived and worked in Lakes Entrance for over 20 years, Chris has extensive knowledge of the area and can answer any questions that you may have.





## DAVID LYON

### COMMERCIAL & INDUSTRIAL PROPERTY MANAGER

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[david.lyon@kingheath.com.au](mailto:david.lyon@kingheath.com.au)

After growing up in Melbourne, David and his family decided to make the move to East Gippsland and enjoy the stunning Gippsland Lakes and surrounding areas. They purchased a small retail business, which they ran successfully for 14 years.

David decided to take a change in career so joined the King & Heath team in 2018. He loves dealing with Commercial Property Management and is able to bring a friendly, down to earth nature to his role.

Outside of work, David enjoys riding his motorbike and spending time with his family.



## ASH BROWNING

### COMMERCIAL PROPERTY MANAGER

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[ashley.browning@kingheath.com.au](mailto:ashley.browning@kingheath.com.au)

A local all his life, Ash has worked in the hospitality Industry and managed major business's for over 20 years. Ash has a love for building relationships, developing people as well as owning several real estate properties of his own.

With an invested interest in Rental property, he believes King and Heath First National are the best at what they do. This is why he has chosen to join the team. When free, Ash loves to get out Boating, camping, fishing and Golfing with Wife, two kids and friends. "East Gippsland is the best place to get away and enjoy the best things in life".

## Disclaimer

The information contained in the report/information memorandum has been prepared in good faith and due care by the Vendor and first National King & Heath Commercial. Any projections contained in the report therefore, represent best estimates only and may be based on assumptions.

The information contained herein is supplied without any representation as to its truth or accuracy. All interested parties should make their own enquires to satisfy themselves in all aspects and obtain their own independent advice in order to verify any of the information. All stated dimensions and areas are approximate.

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Specifically, we make the following disclosures:

- All areas, measurements, boundaries, car space numbers, rents are approximate only and subject to final confirmation

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