

222/305 Murray Street, Perth, WA 6000



Apartment For Sale

Thursday, 30 May 2024

222/305 Murray Street, Perth, WA 6000

Bathrooms: 1

Area: 31 m2

Type: Apartment



David Tuckey
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\$199,000

This 31sqm hotel room unit is leased to Oaks Perth Hotel, which is part of Minor Hotels Group an international hotel owner, operator, and investor headquartered in Bangkok, Thailand, with more than 550 hotels in over 55 countries across Asia-Pacific, the Middle East, Africa, the Indian Ocean, Europe, and the Americas. The current 10 year lease commenced on 18 August 2023 and expires on 17 August 2033, plus there is a further 3 x 10 years options. The current base rental is \$16,471.68 per annum plus \$3,000 per annum contribution towards outgoings by the Oaks Hotel plus a yearly fixed rent review. Oaks operates a reception, lobby, restaurant, bar and conference rooms on the ground floor, the hotel also offers laundry facilities on each level to guests. Located just 100m from the Murray Street Mall and Perth underground Train Station, Hay Street Mall and the free CAT bus at your door, you are surrounded by luxury shopping Gucci, Louis Vuitton, Watches of Switzerland the list goes on, Raine Square is over the road, restaurants, cinema, retail shops, plus all the other activities that the CBD has to offer are all close, as are the major Mining, Oil and Gas company Headquarters. With all these positives as you can imagine occupancy levels we understand to be at the very high end of industry standards. This secure investment should return you in the area of 6.5 to 7% and is truly a set and forget investment. Call me anytime to discuss this investment opportunity.