

# THE PLACE TO BE!

122-128 DOVER STREET  
CREMORNE

INFORMATION MEMORANDUM





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CITYLINK

CARSALES

AAMI  
PARK

ROD LAVER  
ARENA

SEEK

MCG

RICHMOND  
STATION

MYOB

ROYAL BOTANIC  
GARDENS

122-128  
DOVER ST



CHURCH  
STREET

SOUTH  
YARRA

YARRA  
RIVER

122-128  
DOVER ST

## 1. INTRODUCTION

Sutherland Farrelly is proud to offer for sale this exciting development opportunity in Victoria's "Silicon Valley" Cremorne.

122-128 Dover Street presents one of the larger landholdings within the Cremorne precinct.

The site has an area of 1,786 square metres and a frontage to Dover Street of 41.5 metres (approx.).

Neighbours include Seek, Carsales, MYOB and Disney to name a few.

The property is being offered for sale by Expressions of Interest closing Monday 6 December at 4 pm.





SWAN STREET



**Gosch's Paddock**  
 Welcome to Gosch's Paddock.  
 These sporting fields are used for elite level training purposes and are maintained at the highest professional standard.  
 Visitors are welcome to use the fields for recreational purposes during non-training times. Please ensure dogs are leashed.  
 Large groups and/or organised sporting activities are required to obtain a permit prior to use. Please contact 9326 1000.  
 MELBOURNE OLYMPIC PARKS

## 2. EXECUTIVE SUMMARY

### PROPERTY

122-128 Dover Street, Cremorne.

### DESCRIPTION

Existing Industrial Building.

### ROAD FRONTAGE

41.5 m approx.

### BUILDING AREA

1,490 sqm approx.

### SALE PROCESS

Expressions of Interest.  
 Closing 6 December at 4 pm.

### LOCATION

In Melbourne, Victoria's  
 "Silicon Valley" Cremorne.

### LAND AREA

1,786 sqm approx.

### PLANNING

Commercial 2 Zone.

### TERMS OF SALE

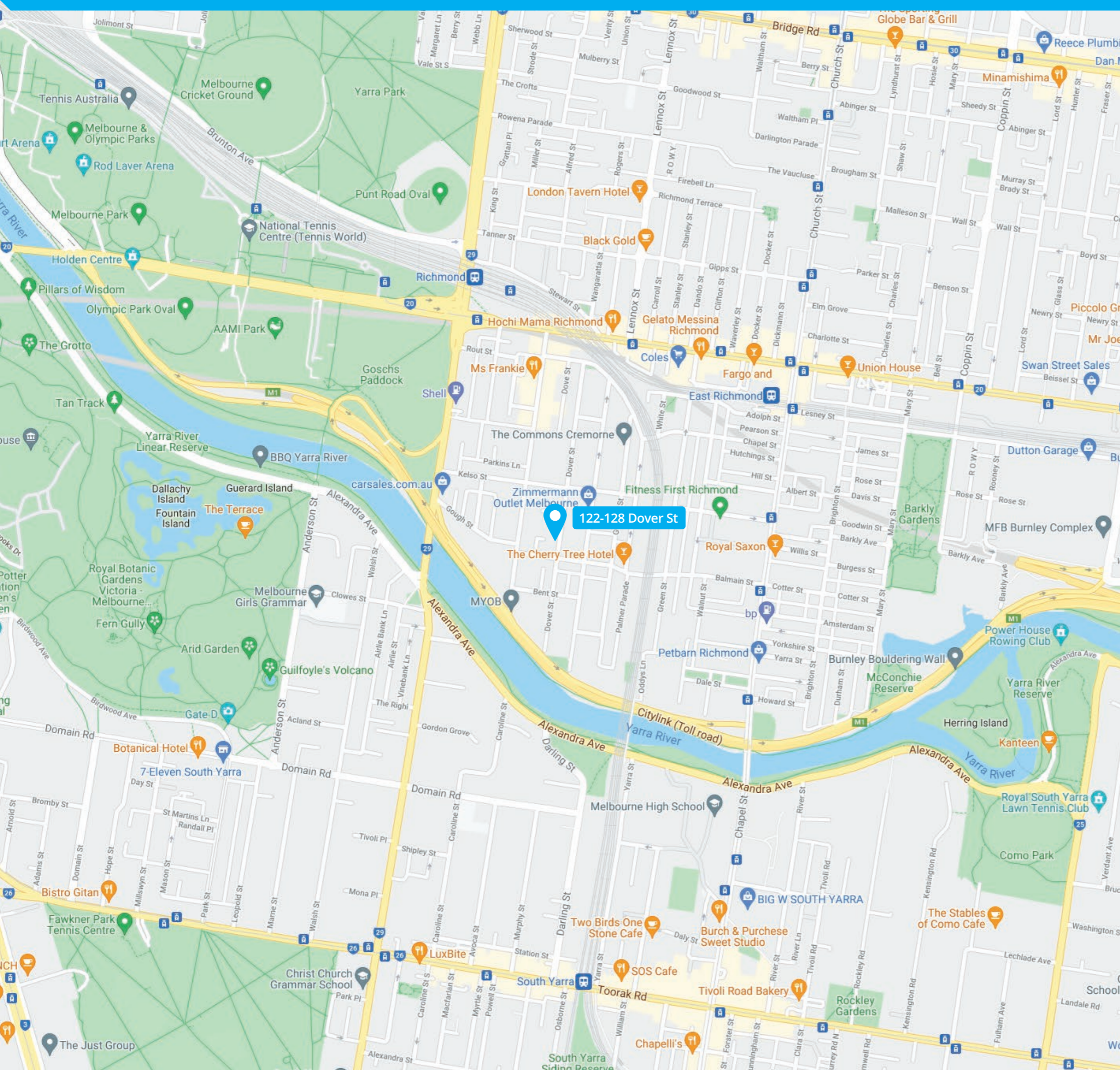
10% Deposit,  
 Settlement 30/60/90 days.



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### 3. LOCATION

122-128 Dover Street is located in Melbourne's "Silicon Valley", Cremorne within 2.5 kilometres of the CBD.

The property is within walking distance of Swan and Church Streets' numerous cafes and restaurants, Richmond and East Richmond Railway Stations, trams on Swan and Church Streets, and buses on Punt Road.

Also within walking distance of the property are the MCG, AAMI Park, Rod Laver Arena and Gosch's Paddock.

The CityLink freeway is within 250 metres of the site.

The locality enjoys easy access via car, train, tram, bus or foot from all parts of Metropolitan Melbourne.

Neighbours in the Cremorne precinct include: Seek, Carsales, MYOB, Reece, Uber, Disney, Kangan Institute and The Malt District.

We consider one of or the best commercial locations in Melbourne, thus being The Place to Be!



<b>TITLE PLAN</b>	<b>EDITION 1</b>	<b>TP 434964A</b>								
<b>Location of Land</b> Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 2 (PT), 3 (PT)  Last Plan Reference: Derived From: VOL 8953 FOL 179 Depth Limitation: NIL		<b>Notations</b>  ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN								
<b>Description of Land / Easement Information</b>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 11/05/2000 VERIFIED: MP								
<table border="1" style="margin: auto;"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td>PARCEL 1</td> <td>= CP 2 (PT)</td> </tr> <tr> <td>PARCEL 2</td> <td>= CP 3 (PT)</td> </tr> </tbody> </table>			TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1	= CP 2 (PT)	PARCEL 2	= CP 3 (PT)
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PARCEL 1	= CP 2 (PT)									
PARCEL 2	= CP 3 (PT)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets								

## 4. SITE PARTICULARS

### SITE DIMENSIONS & AREA

Dover Street Frontage	41.54 metres*
Northern Boundary	42.75 metres*
Southern Boundary	42.97 metres*
Western Boundary	41.95 metres*
Total Site Area	1,786 square metres*

### TITLE PARTICULARS

122-128 Dover Street, Cremorne is described in Certificate of Title Volume 8953 Folio 179 as being Lots 1 and 2 on Title Plan 434964A.

### PLANNING

The property is included within the Yarra City Council and has a Commercial 2 Zone under the provisions of the Yarra Planning Scheme.

There are no specific height restrictions affecting the property under the Yarra Planning Scheme. Development precedents in the precinct vary from 5 to 11 levels.

The Victorian Planning Authority and Yarra City Council has partnered with key state agencies to prepare the Cremorne Place Implementation Plan, dated December 2020 to support appropriate ongoing development of Cremorne.

\*approx.





## 5. EXISTING IMPROVEMENTS

Erected on the land is a brick industrial building currently utilised as a bakery. The building has an area of 1,490 square metres (approx.).

## 6. TENANCY

Tenant: Ned's Bake Pty Ltd

Rent: \$225,000 pa plus GST (approx.)

Term: Current Lease term expires 31/5/2024. The tenant has the right to terminate the lease on 6 months' notice after 1/6/2022.

Outgoings: Tenant pays all usual outgoings, with the exception that Land Tax is capped at \$10,000 pa.





## 6. SALE PROCESS

122 -128 Dover Street, Cremorne is For Sale by Expressions of Interest closing on Monday 6 December at 4 pm.

Each Expression of Interest must contain the following information:

- Name and details of the prospective purchaser
- Name and details of the prospective purchaser's lawyer
- Proposed purchase price
- Proposed deposit
- Proposed settlement period

Expressions of Interest may be submitted via email, mail or hand delivered to our office on the prescribed form by no later than the closing date.

Following this date, the Vendor may elect to negotiate with one or more parties of their choice. The Vendor may vary the process or withdraw the property from sale at any time at its discretion.

Contract documentation available upon request.

### TERMS

10% deposit, balance of purchase monies payable within 30/60/90 days from the date of sale.

### INSPECTIONS

By Appointment

**DISCLAIMER** This Information Memorandum has been prepared by Sutherland Farrelly Pty Ltd, ACN 004 601 469, solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale, to proceed with further investigation of the property. The information does not constitute all or any part of an offer or Contract of Sale or a representation or inducement by Sutherland Farrelly or the Vendor, and is intended as a guide only.

The information contained in the Information Memorandum has been prepared in good faith and with due care by Sutherland Farrelly. Potential purchasers should take note however, that this Information Memorandum and the calculations contained in the Information Memorandum are based on information and figures provided to Sutherland Farrelly by outside sources and have not been independently verified by Sutherland Farrelly or the Vendor and therefore may not be correct; no representation or warranty is made by Sutherland Farrelly or the Vendor as to the accuracy of the material, in whole or part including, but not limited to dimensions and area.

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For Sale by Expressions of Interest  
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