



### Shop 1 & 2/31-37 Dixon Street HAYMARKET NSW

2 adjacent ground floor strata retail properties offered in one line. Both with solid rental income and long leases. Located next to iconic landmark in the heart of Chinatown, close to Darling Harbour behind the new Darling Square development.

#### Shop 1

? Approx. 52 sqm at the corner of Dixon Street and Factory Lane

? Leased to Dixon Café for a rent of \$173,056 pa+GST

? Current lease expires 24 Nov 2018, tenant has one 5-year option

? Another 21 sqm storeroom on title on basement level leased to Shop 2 tenant for \$2,400 pa+GST

#### Shop 2

? Approx. 303 sqm with wide frontage on Dixon Street

? Leased to Golden Harbour Restaurant for a rent of \$465,600 pa+GST

? Current lease expires on 13 Aug 2018, tenant has two 5-year options

? Exclusive use of 2 car parking spaces and storage areas in basement

Auction Thursday 10 March 2016

[For full version visit the website](https://www.rayrealtors.com.au)

**Type** : Retail  
**Building Size** : 355 sqm  
**View** : <https://www.rayrealtors.com.au/5281094>



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