



RETHINK® | INVESTING

48-50 / 38 Mort Street

Braddon, ACT



Offer commercial investment opportunity at 48-50 / 38 Mort Street, Braddon ACT offers an impressive net income of \$255,620 per annum plus GST with attractive 4% annual increases. The multi award-winning pub and brewery represents a rare chance to acquire a thriving hospitality venue in one of Canberra's most vibrant districts.

Leased to BentSpoke Brewing Company, a cornerstone of Canberra's craft beer scene since 2014, this property offers exceptional investment security with a newly signed 4-year lease commencing December 2024, plus three 4-year options extending to 2040. The property comprises a substantial 369 sqm across three titles spanning two levels, featuring a modern industrial design with polished concrete, exposed beams, and sleek glass showcases. One of the key advantages of this investment is the tenant's responsibility for all outgoings, including management fees, creating a true net lease arrangement with 13 valuable car spaces available under the unit title.

Key Information

Investment Type	Retail
Purchase Price	\$1,000,000
Net Yield	6.0%

Key Highlights

- Multi award-winning pub and brewery in vibrant Braddon - one of Canberra's most dynamic precincts
- Leased to established and highly successful BentSpoke Brewing Company - operating since 2014
- New lease with options extending to 2040 providing exceptional investment security
- Substantial 369 sqm premises spread across three titles over two levels
- Premium net lease with tenant responsible for all outgoings including management fees
- Attractive 4% annual rent increases ensuring strong income growth
- Significant asset with 13 valuable under-title car spaces in central location
- Prime position minutes from Canberra CBD with excellent transport connectivity
- Potential stamp duty savings of \$100,000 enhancing investment returns
- Solid net income of \$255,620 pa + GST with growth potential
- Located in a growth area with Braddon's population projected to increase 28% by 2041

Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	9 None
How long have they been in business overall?	9 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Braddon is a vibrant and evolving suburb at the heart of North Canberra, offering a unique blend of modern apartments, townhouses, and charming historic buildings. With approximately 6,400 residents, it's a sought-after location for both professionals and families, thanks to its central position and appealing mix of urban convenience and relaxed living.

The suburb enjoys exceptional proximity to Canberra's CBD, just minutes away, along with nearby business hubs, shopping districts, and a wide variety of dining and entertainment options. Braddon's lively atmosphere is further enhanced by its creative spaces, cafes, boutiques, and restaurants, especially along the trendy Lonsdale Street.

As part of North Canberra, which is home to over 62,000 residents, Braddon is experiencing significant growth projections with a 28% population increase expected by 2041. This ongoing development makes Braddon an increasingly attractive location both in terms of a thriving property market and its lifestyle offerings.

The area benefits from excellent public transport connections, including the nearby Elouera Street Light Rail, while also offering convenient access to major amenities including the Canberra Centre, Government Offices, and Canberra Raiders HQ. The suburb also boasts the highest disposable income by any state in Australia by 22%, further enhancing its appeal for hospitality and retail businesses.

Tenant Information

BentSpoke Brewing Company Pty Ltd has occupied the premises since 2013 and has become a cornerstone of Canberra's vibrant craft beer scene. Founded in 2014 by champion Australian brewer Richard Watkins and co-founder Tracy Margrain, the brewery quickly established its reputation in the competitive craft brewing market.

Over the past nine years, BentSpoke has crafted **more than 1,000 unique brews**, earning widespread recognition across Australia. Its flagship beer, Crankshaft, has dominated Australia's GABS Hottest 100 list for the past six years, taking the top spot twice. The brewery has also received numerous accolades from prestigious competitions including the Australian International Beer Awards, International Brewing Awards, and the World Beer Cup.

BentSpoke's brewing philosophy is deeply tied to Canberra's legacy of innovation, using the city's pristine water supply to create full-flavoured brews that challenge traditional beer norms. The venue houses up to **26 draught beers, ciders, and hand-pumped beers** brewed on-site, complemented by a fully-equipped commercial kitchen serving quality pub fare.

The tenant has signed a **new 4-year lease commencing December 2024** with three 4-year options extending potential tenancy to 2040, demonstrating their long-term commitment to the location.



Financial Overview

Financial Summary Value Net Income \$255,620 p.a. plus GST Lease Structure True Net Lease (tenant pays all outgoings) Annual Increases 4% Lease Term 4 years (1 Dec 2024 - 30 Nov 2028) Options 3 x 4-year options (potential to 2040) Total Outgoings \$90,921.84 p.a. Property Area 369 sqm (3 strata units) Car Spaces 13 under-title Potential Stamp Duty Savings Approx. \$100,000 Settlement Terms 30 days Deposit 10% on exchange

Rental Comparison

Nil

Special Conditions

Nil

Offer to Purchase

Offer to Purchase	\$1,000,000
Initial Deposit	50000
Due Diligence	21
Finance Days	21
Settlement	30

More Images





320ml ONLY	XXXXPA	CLUSTER 10	10	13	320ml ONLY
14	DIPA	Cluster 8	8.2	12	320ml ONLY
16		Brindabella Cider	4.5	9	13
16	PALE ALE	Barley Griffin	4.2	9.5	14
16	MID-STRENGTH PALE ALE	Easy	3.2	8	12
16	HAZY PALE	HAZE	4.4	9.5	14
14	WEST COAST IPA	craft	5.8	10	14.5

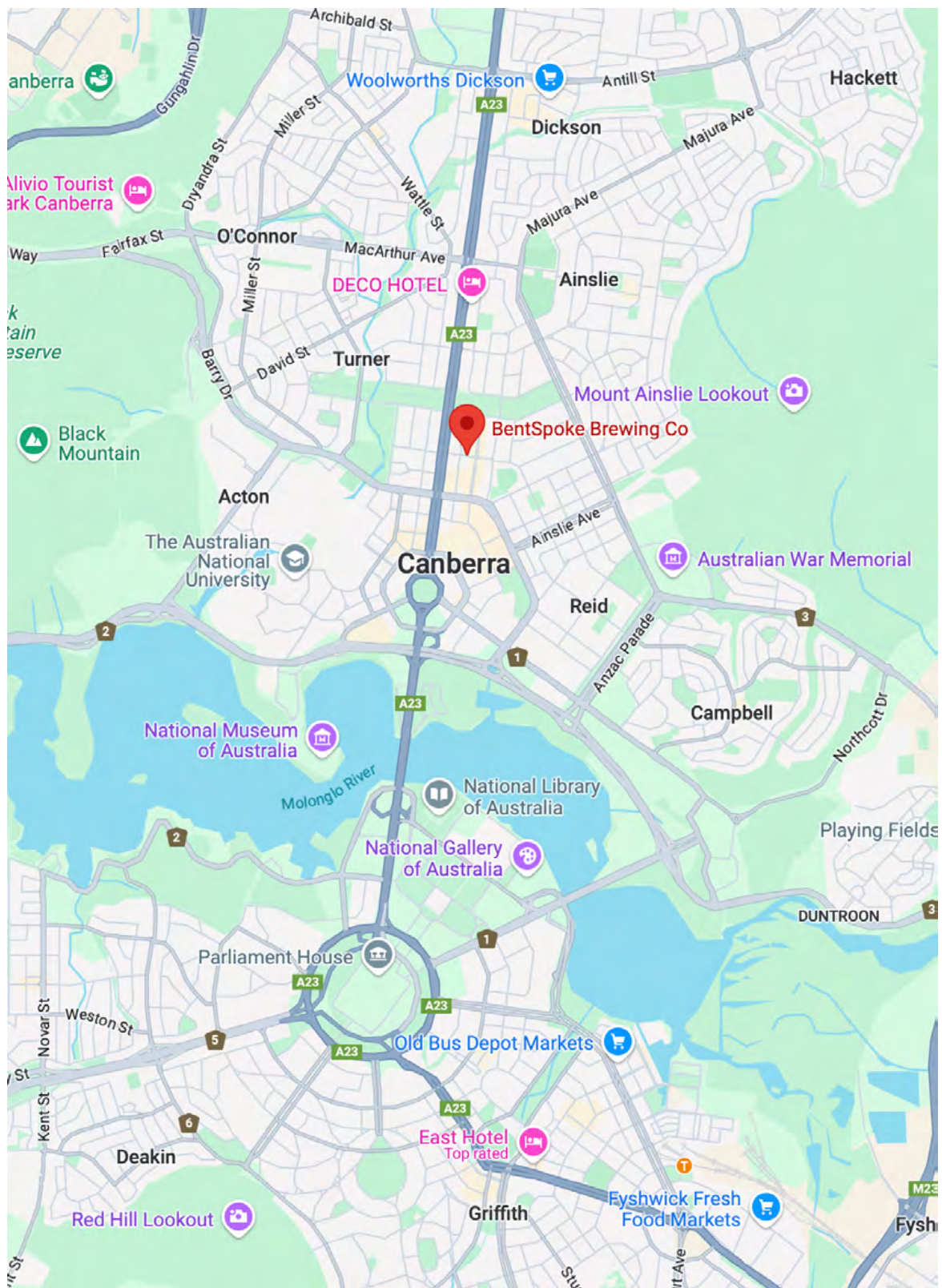
SAISON	ZAPPA
NON ALC	FREEWHEELER
SPOKEN	TROPICAL HARD SODA
GERMAN LAGER	PROST
	Hand Pump
	Braddon Bitter
	Hi



















Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be held liable for any decisions made based on this information without proper consultation with a professional adviser.