

Shop 5, 521 Toorak Road

Toorak, VIC



A premium hospitality investment opportunity in the heart of prestigious Toorak Village, located at Shop 5, 521 Toorak Road, this property represents a secure investment with strong returns and excellent future growth potential.

The property features an attractive 188m² retail space plus additional licensed outdoor seating area, currently operating as the highly regarded 'Botanic Cafe'. This stunning hospitality venue has been thoughtfully designed with premium fit-out, outstanding natural light, and a charming outdoor balcony seating area.

Secured by a 5-year lease that commenced in November 2023 with two additional 5-year options (potentially extending to 2038), the property generates a strong net annual income of \$124,800 + GST + Outgoings. The lease includes favourable fixed annual increases of 4% plus market review upon exercising further options, ensuring growing returns for investors.

The strategic location in Toorak Village shopping and entertainment precinct provides exceptional exposure and foot traffic. Surrounding retailers include national brands like Woolworth, Coles Local Supermarkets, Commonwealth Bank, and popular local establishments such as Laurent Bakery & Cafe, Cecconi's and Alexanders Cigar Merchants.

Outstanding accessibility is assured through excellent public transport connections including tram route 58 and proximity to Hawksburn Railway Station, further enhancing this property's appeal as a prime commercial investment opportunity in one of Melbourne's most prestigious suburbs.

Key Information

Investment Type	Retail
Purchase Price	\$1,850,000
Net Yield	6.13%

Key Highlights

- Premium hospitality investment with strong tenant covenant
- Excellent Toorak Village location in Melbourne's most prestigious suburb
- Secure 5-year lease with two additional 5-year options providing potential tenure until 2038
- Strong net annual rental income of \$124,800 + GST + Outgoings
- Attractive 4% fixed annual rental increases
- Generous 188m² retail space plus additional 32m² licensed outdoor seating area
- Premium hospitality fit-out reducing future capital expenditure requirements
- Outstanding natural light with charming outdoor balcony seating
- High-exposure position surrounded by national brands and local retailers
- Excellent security with 5-month rental bond plus directors' personal guarantees
- Superior accessibility with nearby tram and train connections

Background Information

How old is the asset?	13
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?	2 None
How long have they been in business overall?	2 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Toorak is an exclusive and affluent suburb located approximately 5 kilometers southeast of Melbourne's CBD, renowned for its prestigious real estate, lush tree-lined streets, and high-end retail and dining options. The suburb is home to approximately 13,000 residents, characterised by a mature, affluent demographic, with median house prices consistently ranking among the highest in Victoria—currently around \$5 million. Toorak's elite status is exemplified by its grand mansions, historic residences, and luxury apartment complexes that cater to Melbourne's wealthiest individuals.

The suburb's retail and dining heart is centred around Toorak Village, a sophisticated precinct featuring boutique fashion stores, gourmet grocers, upscale cafés, fine dining restaurants, and professional services. This area is recognised as one of Melbourne's premier high-end retail and lifestyle destinations, attracting both locals and visitors seeking luxury experiences. Nearby, the vibrant retail and entertainment hubs of Chapel Street in South Yarra and High Street in Armadale further enhance the area's appeal.

Educational institutions in and around Toorak are exceptional, with prestigious schools such as Loreto Mandeville Hall, St Catherine's School, Scotch College, Geelong Grammar's Toorak Campus, and St Kevin's College, attracting affluent families prioritising education. The suburb's close proximity to Melbourne's premier healthcare facilities—including The Alfred Hospital and Cabrini Hospital—adds further to its appeal.

Toorak's transportation links provide exceptional accessibility, with multiple tram routes along Toorak Road and Malvern Road, as well as nearby Toorak and Hawksburn train stations ensuring swift connections to Melbourne's CBD and surrounding suburbs. Major roads such as the Monash Freeway provide convenient access for commuters.

With its premium real estate market, exclusive lifestyle amenities, and enviable accessibility to Melbourne's city centre, Toorak continues to uphold its position as one of Melbourne's most prestigious and sought-after residential and investment locations.

Tenant Information

Overview

Botanic Café is a premium all-day brunch and lunch venue located at Level 1, 32 Jackson Street, Toorak, VIC 3142. Nestled in the heart of Toorak Village, one of Melbourne's most affluent and stylish precincts, the café offers a serene and elegant dining experience. Known for its light-filled interiors, lush greenery, and refined décor, Botanic Café provides a tranquil escape from the bustling streets below.

Ambience & Design

Botanic Café boasts a stunning heated terrace, indoor dining room, and a dog-friendly courtyard. The café's interior design combines modern chic with timeless elegance, featuring vibrant floral arrangements and verdant plants.

Community Engagement & Events

Beyond its daily operations, Botanic Café serves as a versatile event space, accommodating functions and gatherings of various sizes. With options to book the main dining room, terrace, or courtyard, the venue caters to both intimate and larger events, offering tailored food and drink packages to suit diverse needs.

Reputation & Customer Feedback

Botanic Café has garnered positive reviews from patrons, with a 4.8-star rating based on 60 reviews. Customers frequently praise the café for its exceptional food quality, attentive service, and inviting ambience.



Lease start	27/11/2023
Lease end	26/11/2028
Lease length	5 years
Options	2 x 5-year options
Rent	\$124,800
Management fees	4% - \$4,992
Land Tax (Trust)	\$6,456.75
Annual rental increases	4%
Market review	At Option

Financial Overview

This investment offers **strong financial fundamentals** with a current net annual rental income of **\$124,800 + GST + Outgoings**.

The property is secured by a well-structured lease featuring:

- **5-year initial term** from November 2023
- **Two additional 5-year options** potentially extending to 2038
- **4% fixed annual increases** providing guaranteed rental growth
- **Market review** upon exercising further options
- **Security deposit** equivalent to 5 months' rental plus GST
- **Directors' personal guarantees** providing additional security

The property's strata title nature and Commercial 1 Zone (C1Z) designation under the City of Stonnington Planning Scheme enhance its long-term investment appeal.

When was the build completed?	2012
Owner reason for selling	Cashing in, retirement
Security	\$28,072 – 3 months' rent
Are the seller and tenant related parties?	No
How long has the current tenant been on site?	2 years
Floor Area (NLA)	188m ² + 32m ² licensed outdoor seating area
Land Area	188m ² + 32m ² licensed outdoor seating area
Flood zone	No
Unapproved structures on Site	No
Any maintenance requirements	No
Strata asset	Yes

[Rental Yield Calculator](#)

Rental Comparison

467 Toorak Road, Toorak \$95,524 120 \$796

513-515 Toorak Road, Toorak \$182,870 320 \$571

294 Toorak Road, South Yarra \$64,078 74 \$866

22 Wilson Street, South Yarra \$50,033 74 \$676

181 High Street, Prahran \$54,846 81 \$677

99 High St, Prahran \$74,987 118 \$635

Offer to Purchase

Offer to Purchase	\$1,850,000
Initial Deposit	92500
Due Diligence	28
Finance Days	28
Settlement	21

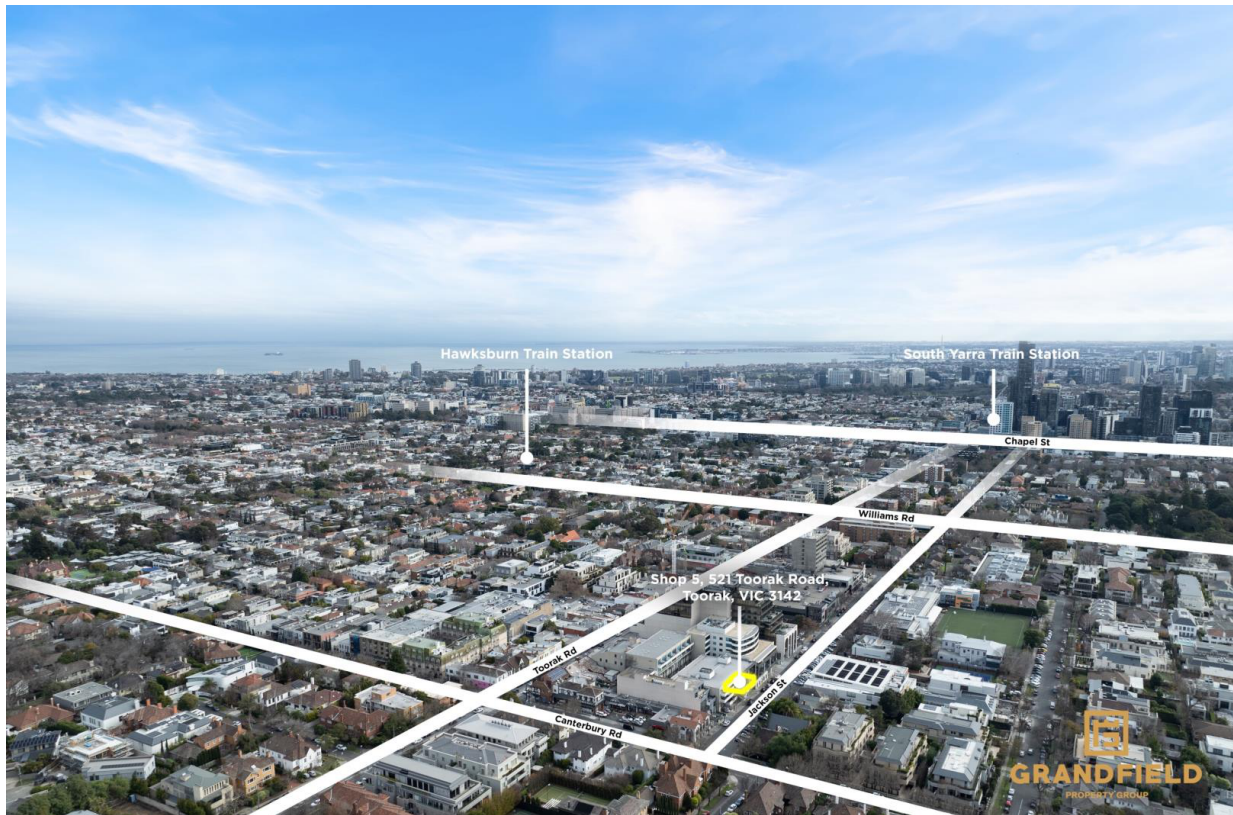
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