



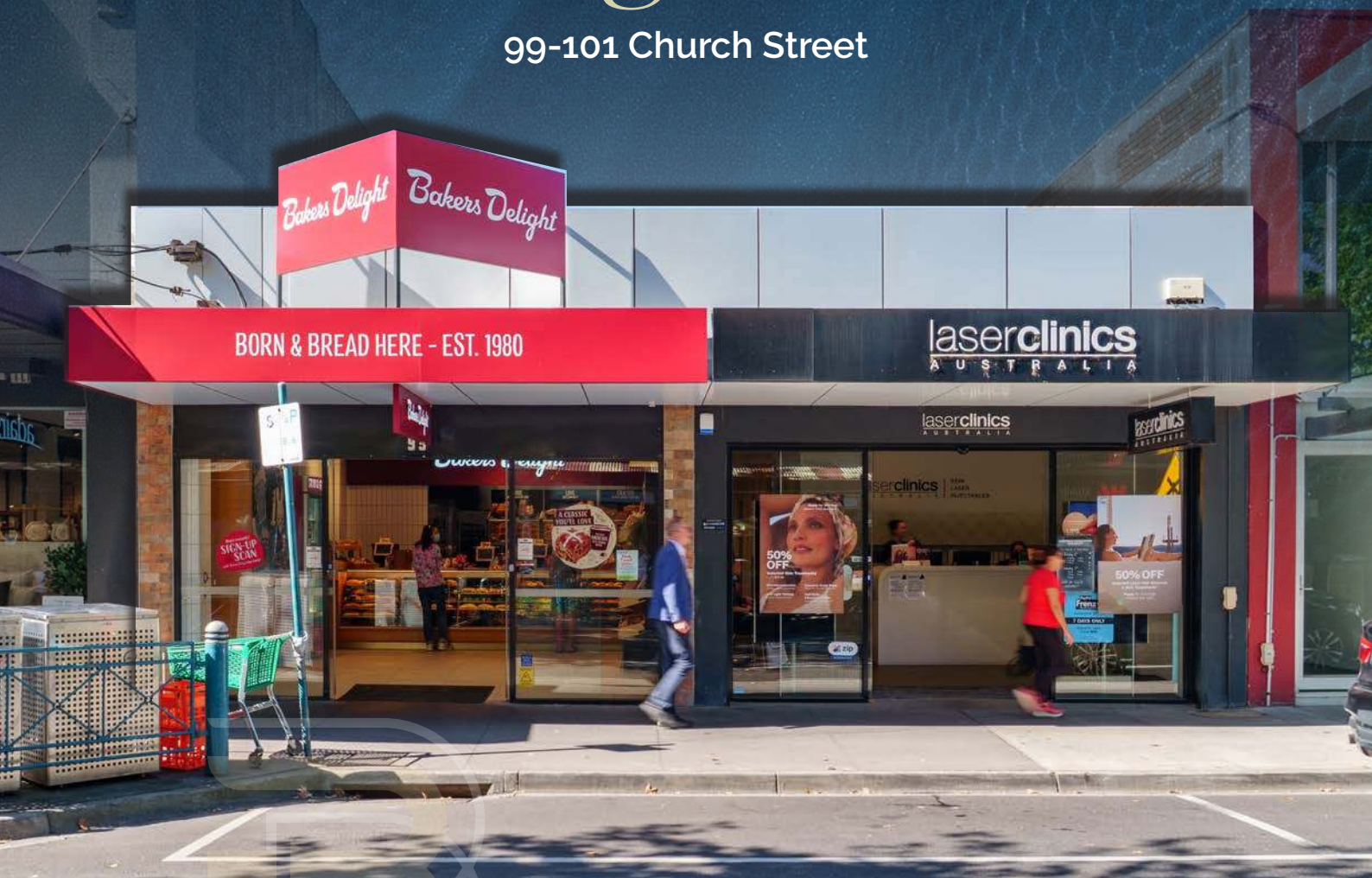
Gross Waddell ICR

INFORMATION MEMORANDUM



Brighton

99-101 Church Street



FOR SALE BY ON-SITE PUBLIC AUCTION
AT 1:00 PM ON FRIDAY 17TH APRIL 2026

**DOUBLE DELIGHT ON CHURCH STREET -
TWO (2) HIGH PROFILE TENANTS OFFERING SUBSTANTIAL INCOME**



GROSS WADDELL ICR IS DELIGHTED TO OFFER FOR SALE 99-101 CHURCH STREET, BRIGHTON - TWO ABSOLUTE PRIME RETAIL SHOPS LOCATED IN THE HEART OF MELBOURNE'S NUMBER ONE SHOPPING STRIP. CHURCH STREET IS KNOWN AS ONE OF MELBOURNE'S MOST TIGHTLY HELD AND LIVELY RETAIL PRECINCTS, WITH THESE RETAIL SHOPS OFFERING A GENERATIONAL OPPORTUNITY TO SECURE MULTIPLE INCOME STREAMS ON A SIGNIFICANT LANDHOLDING.




Contents

EXECUTIVE SUMMARY	08
INVESTMENT HIGHLIGHTS	10
LOCATION	14
TENANCY SCHEDULE	20
TENANCY PROFILES	21
SALE PROCESS	22

99-101 CHURCH STREET, BRIGHTON PRESENTS AN OUTSTANDING OPPORTUNITY TO ACQUIRE A HIGHLY SOUGHT-AFTER FREEHOLD INVESTMENT POSITIONED IN THE ABSOLUTE PRIME OF ONE OF MELBOURNE'S BEST-PERFORMING RETAIL STRIPS, RENOWNED FOR ITS LONG HISTORY OF LOW VACANCY AND STRONG RENTAL GROWTH.

 BRIGHTON BEACH

 BRIGHTON BATHS

 BRIGHTON YACHT CLUB

 BRIGHTON GRAMMAR SCHOOL


Brighton
99-101 Church St.

 coles

 seed
HERITAGE

 COUNTRY ROAD

 SCANLAN
THEODORE

 W
WITCHERY

 MECCA

 CHEMIST
WAREHOUSE

 Commonwealth Bank

 Westpac

 Woolworths

 DOLCI FIRME

 THE NEW TREND

 HM

 P

 P

 P

Executive Summary

ADDRESS	99-101 Church Street, Brighton
IMPROVEMENTS	Prominent dual retail freehold featuring two fully leased shops to national tenants, delivering strong income with future flexibility on a substantial landholding
ZONING	Commercial 1 Zone (C1Z)
BUILDING AREA	322 sqm*
LAND AREA	509 sqm*
INCOME	\$326,771.60 net* per annum (excluding land tax)
TENANCY	Securely leased to national retailers Bakers Delight and Laser Clinics Australia, providing a diversified and stable income stream backed by strong tenant covenants.
LOCATION	Positioned in the absolute heart of Church Street, Brighton - one of Melbourne's most prestigious and tightly held retail strips, renowned for its high-end amenity, strong foot traffic and excellent connectivity.



SALE PROCESS

The property is for sale by Public Auction to be held on-site at 1:00 pm on Friday 17th April 2026.

SETTLEMENT TERMS

30/60/90 days, unless negotiated prior.

EXCLUSIVE SELLING AGENTS

For further information or to organise a personal inspection, please contact the team directly.



DANNY CLARK
dclark@gwicr.com.au
+61 448 066 889



GLENN YE 叶格林
gye@gwicr.com.au
+61 400 880 388



MICHAEL GROSS
mgross@gwicr.com.au
+61 419 355 561



Investment Highlights



Two (2) prime retail shops on 1 title – offering dual income streams and ideal flexibility to add future value or subdivide (STCA)



Securely leased to two national retailers including Bakers Delight and Laser Clinics Australia



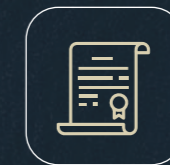
Bakers Delight boasts a global network of over 700 bakeries and Laser Clinics Australia has over 160 stores Australia-wide



Offering a substantial combined income of \$326,771.60 net* per annum (excluding land tax)



Combined building area of 322 sqm* and over 11 m* of prime Church Street frontage



Both shops offering 5 + 5-year leases with renewals to be exercised in 2028 and 2029 plus options



509 sqm* landholding favourably zoned C1Z, with rear on-site car parking and immediate access to two public car parks



Bustling foot traffic with the benefit of a designated pedestrian crossing located opposite



Positioned within the prime trading section of Church Street, known for its long history of low vacancies and strong rental growth



Metres to Middle Brighton Train Station, offering ideal connectivity to the wider Melbourne network



Surrounded by Australia's leading retailers including Woolworths, Westpac, Scanlan Theodore, Country Road, Sportscraft, Mecca, Kookai, Witchery, Decjuba, Chemist Warehouse and many more

 BRIGHTON GRAMMAR SCHOOL

 MIDDLE BRIGHTON TRAIN STATION


Brighton
99-101 Church St.

SCANLAN THEODORE



DECJUBA



adairs

STYLERUNNER

MECCA

YO-CHI
SHARE THE CHI



RODD & GUNN
NEW ZEALAND

KOOKAI

Westpac

LIQUORLAND

DOLCI FIRME



THE NEW TREND

CHURCH ST



Location

Brighton is one of Melbourne's most prestigious bayside suburbs, renowned for its affluent catchment, coastal lifestyle and vibrant retail culture. At its heart, Church Street stands as the suburb's premier retail and dining destination, offering strong foot traffic, excellent amenity and consistently low vacancy rates.



AFFLUENT BAYSIDE CATCHMENT

Brighton is synonymous with high household incomes, strong purchasing power and a well-established local community. The area continues to attract quality owner-occupiers and investors, underpinning long-term retail demand and tenant stability.



ICONIC CHURCH STREET RETAIL VILLAGE

Home to over 200 retailers, cafés and restaurants, Church Street is one of Melbourne's most tightly held retail strips. Its diverse mix of national brands and boutique operators drives consistent foot traffic and sustained trading performance.



LIFESTYLE & CONNECTIVITY

The precinct is well serviced by Brighton Beach Train Station and major arterial roads, providing seamless connectivity to Melbourne's CBD and surrounding suburbs, while also benefiting from its proximity to Port Phillip Bay and popular lifestyle attractions.



PREMIUM RETAIL & AMENITY

Surrounded by leading national retailers, supermarkets and essential services, the precinct offers a complete retail ecosystem. This strong amenity base supports high visitation rates and reinforces Church Street's position as a premier shopping destination.

AFFLUENT BAYSIDE LOCATION ANCHORED BY THE ICONIC CHURCH STREET RETAIL VILLAGE, OFFERING STRONG FOOT TRAFFIC, PREMIUM AMENITY AND EXCELLENT CONNECTIVITY TO THE CBD AND SURROUNDING SUBURBS.



Property Particulars

ADDRESS 99-101 Church Street, Brighton

TITLE REFERENCE Lot 1 on Title Plan 846615E
Volume 08833 Folio 288
Volume 08864 Folio 466

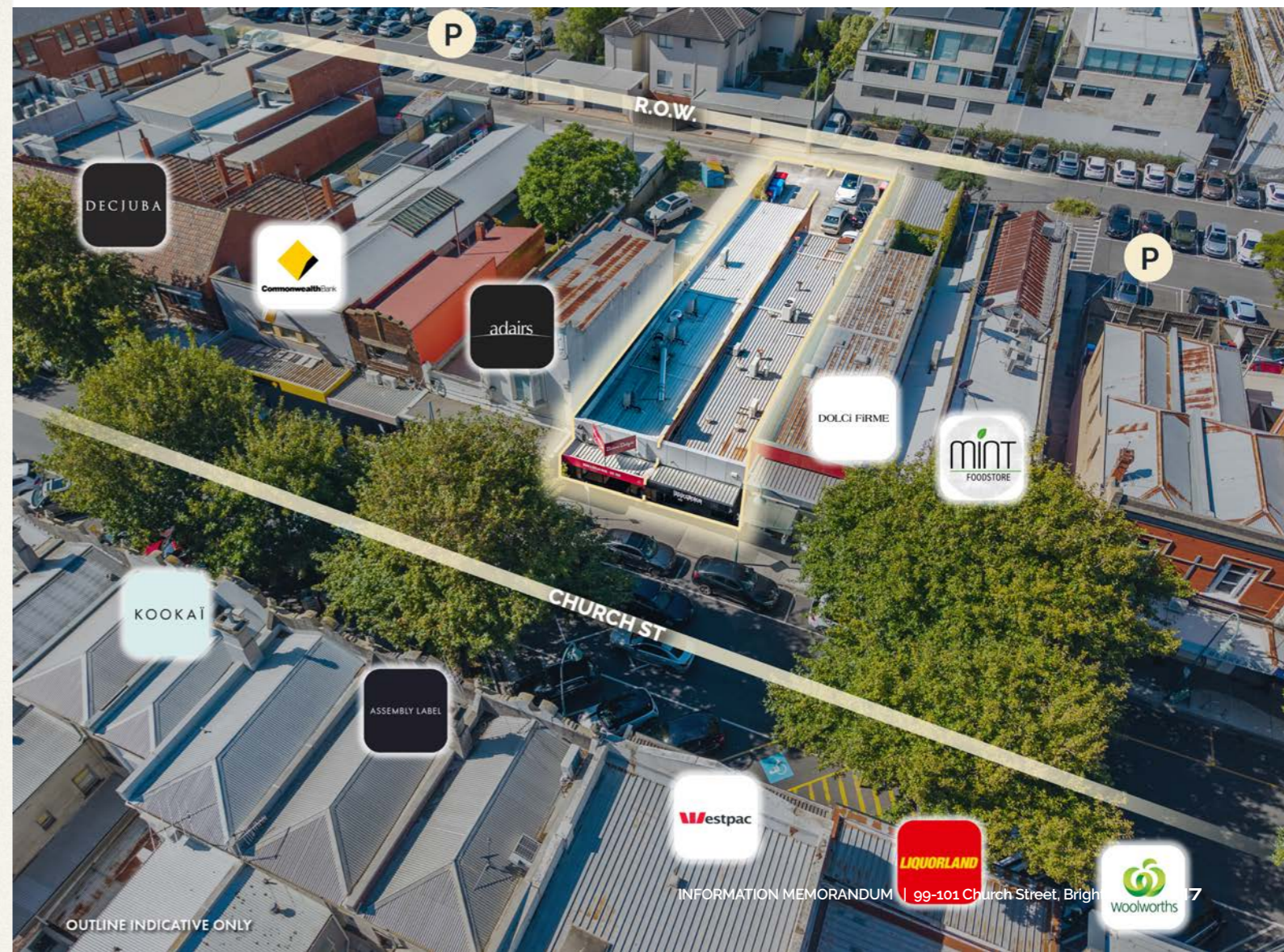
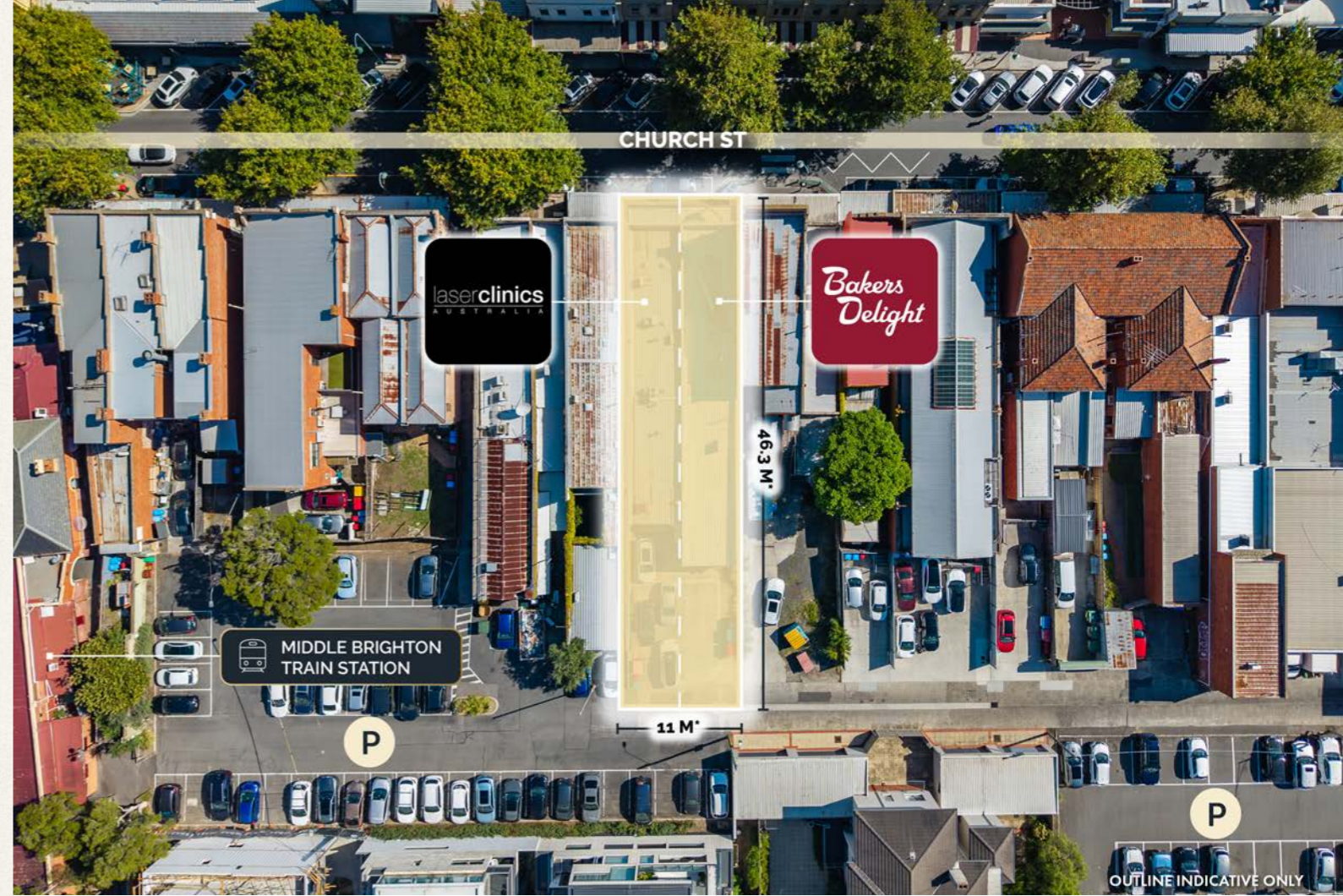
BUILDING AREA 322 sqm*

LAND AREA 509 sqm*

ZONING Commercial 1 Zone (C1Z)

LOCAL AUTHORITY Bayside City Council

FRONTAGE 11 m*





MIDDLE BRIGHTON
TRAIN STATION



Brighton

99-101 Church St.



ST JOAN OF ARC
SCHOOL



KOOKAI



DECJUBA



R.O.W.

CHURCH ST

WELL ST

Tenancy Schedule

	BAKERS DELIGHT	LASER CLINICS
Lettable Area	162 sqm*	162 sqm*
Lease Term (year)	5 years	5 years
Rental \$ p.a	\$172,515.20 net p.a.* (as at 13th June 2026)	\$159,659 net p.a.* (as at 13th June 2026)
Start Date	18th February 24	13th June 23
Expiry Date	17th February 29	12th June 28
Options Remaining	5 years	5 years
Annual Increase	4% (with 3.75% inc in Feb 2028)	3.5%

Tenancy Profiles



Bakers Delight is a nationally recognised bakery franchise with a network of over 700 stores across Australia, renowned for its daily fresh bread offering and strong brand loyalty, providing a dependable and established retail covenant.



Laser Clinics Australia is a leading national cosmetic and skincare provider with over 160 clinics across Australia and New Zealand, offering advanced aesthetic treatments and benefiting from strong brand recognition, recurring clientele and a proven retail model.



Sale Process

METHOD OF SALE

The property is for sale by Public Auction to be held on-site at 1 pm on Friday 17 April 2026.

SETTLEMENT TERMS

30/60/90 days, unless negotiated prior.

DUE DILIGENCE AND LEGAL DOCUMENTATION

Following review of this Information Memorandum, should potential purchasers wish to progress their interest in the asset, access to a due-diligence data room may be provided upon request.

- Contract of Sale
- Vendor's Statement
- Complete copy of Leases

Prospective purchasers are encouraged to thoroughly review the asset and legal documentation during the marketing period. At conclusion of the campaign unconditional Expressions of Interest and offers will be strongly preferred.

EXCLUSIVE SELLING AGENTS

For further information or to organise a personal inspection, please contact the team directly.



DANNY CLARK
dclark@gwicr.com.au
+61 448 066 889



GLENN YE 叶格林
gye@gwicr.com.au
+61 400 880 388



MICHAEL GROSS
mgross@gwicr.com.au
+61 419 355 561





Gross Waddell ICR

Every angle covered.

Disclaimer:

This document has been prepared by Gross Waddell ICR for the purpose of providing information to potential purchasers. It is provided on a strictly confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Gross Waddell ICR.

Gross Waddell ICR and its clients assume that any person who reads or uses this document is capable of evaluating the merits and risks of any investment or other decision with respect to a property transaction, its sustainability and its financial, taxation, accounting and legal implications without any reliance on this document. Any potential purchaser or any other interest party should make their own independent investigations and analysis of the property and obtain independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances.

This document does not purport to contain all the information that a potential purchaser or any other interested party may require. It is intended to be used as a guide only and does not constitute advice, including without limitation, investment or any other type of advice. The information contained in this document does not constitute any invitation, tax or legal offer or contract, including for sale or otherwise. It does not take into account the individual circumstances, financial situation, investment objectives or requirements of a potential purchaser or any other person.

This document may contain information prepared by third parties. Figures, calculations and other information contained in this document that has been provided to Gross Waddell ICR by third parties have not been independently verified by Gross Waddell ICR. Any projections or analysis represent estimates only and may be based on assumptions which, while reasonable, may not be correct and are not representations of future matters. Actual results may vary from projected results and variations may be material.

Users should not rely on any information contained in this document as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. While the information in this document has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of such information.

The vendor, Gross Waddell ICR and its clients, officers, employees, sub-contractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage, or expense arising directly or indirectly from or connected in any way with any use or reliance on such information. Neither the vendor nor Gross Waddell ICR accept responsibility for any loss or damage howsoever occurring resulting from the use or reliance on the information by any person.

*Approx