

Ashfield Mall

Liverpool Road, Ashfield, NSW | **RETAIL**



Ashfield Mall is a sub-regional shopping centre located 10km south-west of the Sydney CBD, close to the local railway station and bus interchange. The fully enclosed four level building has four anchor tenants and over 80 speciality shops. The centre's MAT (Moving Annual Turnover) has increased to over \$200m since acquisition.

Ashfield Mall provides a food and convenience offering for Sydney's inner west suburbs.

With a backdrop of strong catchment population growth, Abacus and ISPT are exploring further opportunities to re-position the centre. Growth in MAT is anticipated as we re-energise the fresh food offering and continue to re-mix tenancies improving the overall retail experience.

<http://www.ashfieldmall.com.au/>

Ownership interest	50%
Cap rate	5.75%
Valuation date	December 2017
Acquisition date	September 1997
Site area	21,890m ²
Gross lettable area	24,976m ²
Occupancy	99%
NABERS rating (Energy)	3.0
NABERS rating (Water)	2.0
WALE by income	3.60 years
Rent review structure	CPI and Fixed
Major tenants by income	Woolworths, Coles, Kmart and ALDI
Parking spaces	1,074
Valuation range	\$80-100 million