

82 MacArthur Street

Sale, VIC



Burgess Rawson, together with Graham Chalmer, is proud to present this exceptional retail investment opportunity at 82 MacArthur Street, Sale, Victoria. This premier retail property is being offered for sale by Investment Portfolio Auction on 18th September 2024.

The asset comprises a substantial 1,108sqm freehold corner site featuring a well-maintained 1,320sqm dual-level showroom with associated office space, rear loading bay, and ample on-site parking. Prominently positioned on a prime corner location with 22 metres of frontage to MacArthur Street, the property benefits from excellent visibility and accessibility.

Currently leased to SRG Leisure Retail Pty Ltd trading as BCF Sale, this high-profile property houses Australia's #1 boating, camping and fishing retailer. BCF operates over 150 locations across every Australian state and territory, and is a wholly owned subsidiary of Super Retail Group (ASX:SUL), one of Asia Pacific's largest retailers with a market cap of \$3.6 billion.

The property offers strong investment fundamentals with a secure 7-year lease extending to 31 May 2029, plus two further 5-year options to 2039. The lease includes attractive terms with the tenant paying council rates, water rates, and public liability insurance, with CPI rent reviews capped at 2% and collared at 3%. The current net rental income is \$221,731 per annum plus GST.

Strategically located within Sale's bustling commercial precinct, the property is complemented by neighbouring Supercheap Auto (also part of Super Retail Group), Burson's, Ritchie's IGA, ALDI, Coles, Harvey Norman, McDonald's and more. Only 70 metres from the MacArthur Street and Princes Highway intersection with 15,400 vehicles passing daily, this location offers exceptional exposure in a growing region.

Sale serves as the commercial and administrative hub for the Bass Strait gas and oil fields and is home to the RAAF officer training base, benefiting from a substantial trade catchment exceeding 42,000. The Wellington Shire is experiencing significant growth with its population forecast to increase to 53,033 by 2046, supported by strong economic indicators including a 63.73% surge in Gross Regional Product over the last five years.

Key Information

Investment Type	Retail
Purchase Price	\$333,333
Net Yield	33.0%
Property Market Status	On Market

Key Highlights

- Trophy 1,108sqm corner landholding with a prime 22-metre frontage to MacArthur Street
- Well-maintained 1,320sqm dual-level showroom including storage, staff office, kitchen room and rear loading bay
- Strategic location within Sale's bustling commercial hub, only 70 metres from the Princes Highway intersection
- Long seven-year lease to May 2029 with two five-year options extending to 2039
- Secure tenant - BCF is a wholly owned subsidiary of ASX-listed Super Retail Group with a \$3.6 billion market cap
- Strong current net rental of \$221,731 pa plus GST with CPI rent reviews (capped at 2%, collared at 3%)
- Neighboring major retailers include Supercheap Auto, Burson's, Ritchie's IGA, ALDI, Coles and Harvey Norman
- Excellent exposure with approximately 15,400 vehicles passing daily
- Substantial trade catchment exceeding 42,000 people
- Located in Wellington Shire, experiencing strong population growth and economic development
- Sale is home to the RAAF officer training base with over 800 permanent staff and students
- Property includes solar panels, contributing to operational efficiency and sustainability

Background Information

How old is the asset?	21
Vendors reason for selling?	Another reason
How many days the property has been on the market with the selling agents?	15
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	2 years
How long have they been in business overall?	19 years
Is the property in a flood zone?	Yes
Is this lease a leaseback arrangement?	Yes
Is maintenance work required?	Yes

Location Information

Located approximately 187 kilometres east of Melbourne via the Princes Highway, Sale serves as the commercial and administrative centre for the Gippsland and Wellington Shire regions.

With an estimated resident population of 15,302 and a significant trade catchment of 42,000+, Sale has established itself as a thriving regional hub. The city's economic stability is bolstered by its role as the principal transfer base for offshore oil and gas operations in the Bass Strait, with reserves expected to last for another 35-40 years.

Sale is notably home to the **RAAF officer training base**, which serves as the main postgraduate flight training facility for the Royal Australian Air Force. This facility hosts over 800 permanent staff and students, with approximately 700 students completing courses annually.

The broader Wellington Shire covers approximately 10,924 square kilometres of eastern Victoria and has experienced remarkable economic growth, with Gross Regional Product surging by **63.73% in the last five years** to \$3.095 billion. The region's population is forecast to grow 14.31% by 2041 to 53,033 residents.

Major infrastructure investments are supporting this growth, including the \$513 million Princes Highway East Upgrade adding 43 kilometres of new dual lanes. The Gippsland region has also developed as a strong tourism destination, attracting over 6.71 million visitors annually.

Tenant Information

The property is leased to **SRG Leisure Retail Pty Ltd trading as BCF**, which is a wholly owned subsidiary of Super Retail Group Limited (ASX:SUL).

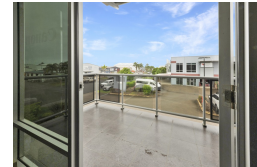
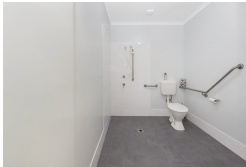
BCF (Boating Camping Fishing) is Australia's #1 outdoor retailer in its category, with over 150 locations across Australia and New Zealand. The brand has a longstanding presence at this location, which was constructed in 2003 (originally trading as Tackleworld) before being acquired by Super Retail Group and rebranded to BCF in 2022.

Super Retail Group is one of Australia and New Zealand's largest retailers with a market capitalization of \$3.6 billion. The group operates four iconic Australian retail brands:

- BCF (Boating Camping Fishing)
- Supercheap Auto
- Rebel
- Macpac

The company has demonstrated strong financial performance with \$3.21 billion in revenue (FY2022-23), \$274 million net profit after tax, and an EBITDA cash conversion of 94%. Super Retail Group celebrated its 50th anniversary recently and now boasts an active club member base of 9.7 million people supported by 14,000+ team members globally.

The tenant's continued investment in its retail network is evidenced by its plans to open 24 new stores nationally in FY24, demonstrating its commitment to brick-and-mortar retail alongside its online presence.



Financial Overview

This investment presents compelling financial metrics:

Current Net Rental: \$221,731 per annum plus GST

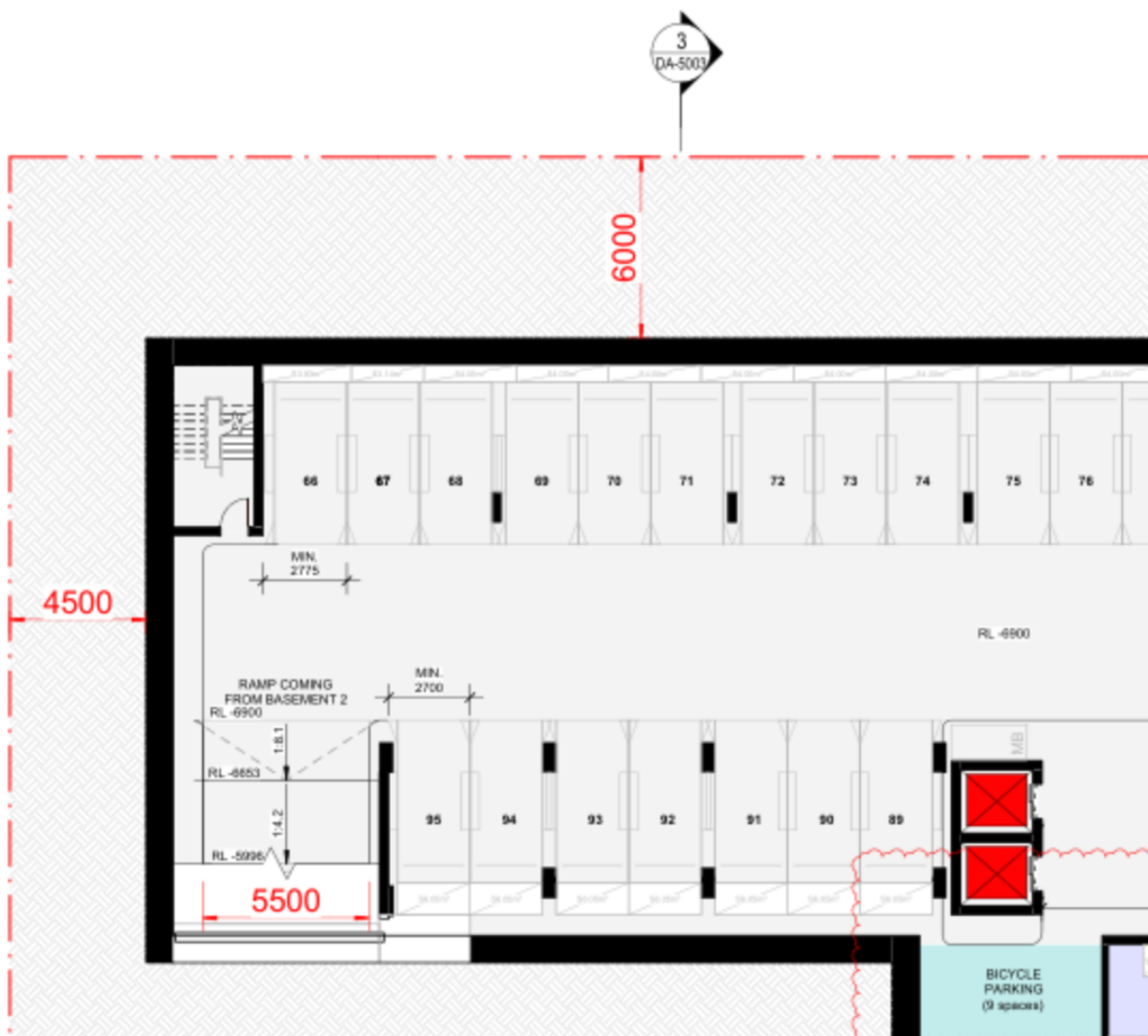
Lease Structure: Seven-year lease to SRG Leisure Retail Pty Ltd (trading as BCF) from 1 June 2022 to 31 May 2029, with two further terms of five years extending potential tenure to 2039.

Rent Reviews: Annual CPI increases, capped at 2% and collared at 3%, providing both stability and growth protection.

Outgoings: Tenant pays council rates, water rates, public liability insurance, statutory registration fees, stamp duties and usage charges, maximizing net return to the landlord.

Non-Recoverable Outgoings: Only single holding land tax (\$1,770) and building insurance (\$5,385.48) remain as landlord responsibilities.

This structure offers investors predictable income growth from a financially robust ASX-listed tenant while providing excellent expense recovery, enhancing the property's investment appeal and long-term value proposition.





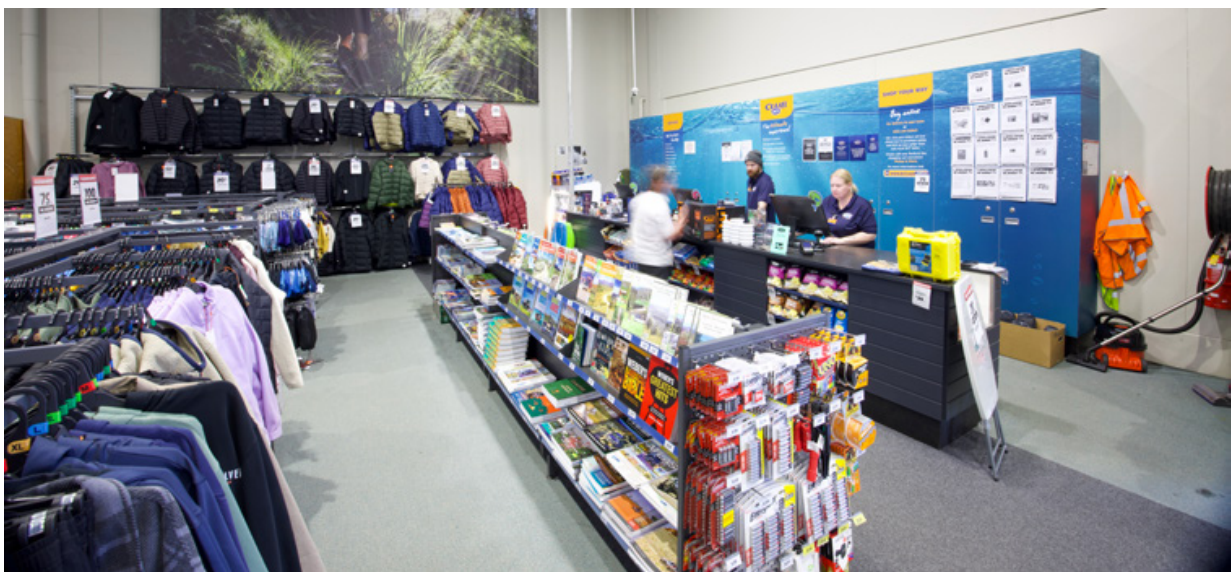
Rental Comparison

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Offer to Purchase

Offer to Purchase	\$333,333
Initial Deposit	\$33,333
Due Diligence	Not specified
Finance Days	Not specified
Settlement	14

More Images























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