



## 133-135 Fitzroy Street ST KILDA

### THE GEORGE CINEMAS - A LOCAL ICON

A local St Kilda landmark property, affectionately known as The George Cinemas - it comprises 3 separate cinemas and can seat up to 820 patrons. It covers a total area of some 1142m<sup>2</sup> approx over two levels and is made up of Foyer, newly fitted Candy Bar, 2 projection rooms, access to multiple toilets, multi level car parks and more. It is fully fitted with all necessary fixtures, fittings and equipment.

It also has a liquor licence to assist with openings.

The agents expect that the potential return should be in excess of \$400,000 per annum. The property is being offered with vacant possession and would suit an owner occupier or investor.

Alternatively the property is cherry ripe for redevelopment (STCA).

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