

TOTAL property

Active private wealth

Ultra-high net worth individuals see the commercial and industrial property market as a viable hedge to inflation.

Class acts

Large-format retail and industrial property are standout performers with continued rental growth forecast.

FEATURING

21

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

Rare Matakana add-value investment

70 Matakana Valley Road, Matakana, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Freehold investment returning \$53,167pa + GST (net) from an established tenant
- Fee simple landholding measuring 1,034 square metres (more or less)
- Centrally located in Matakana Village, a popular North-Auckland tourism and lifestyle suburb
- Underpinned by Business - Light Industry zone

70 Matakana Valley Road presents a rare freehold investment opportunity in the tightly held Matakana Village.

Property Details

Land Area	1,034sqm (more or less)
Zoning	Business - Light Industry

Tenancy Details

Returning \$53,167pa + GST and outgoings.
Full tenancy details are available upon request.

Sale Summary

The property was marketed comprehensively throughout the four-week campaign through Total Property Magazine, NZ Herald Saturday OneRoof Commercial and all digital channels. 70 Matakana Valley Road was tightly contested at auction with three parties bidding, and sold under the hammer for \$1,900,000.

1,034_{sqm}  180_{sqm} 

Sold by

Auction (unless sold prior)
41 Queen Street, Warkworth,
New Zealand

Sale price
\$1,900,000

Yield
2.79%

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Quality investment with long-term lease

B/178 Carlisle Road, Northcross, Auckland

SOLD

**Total
Property
Case Study**



- Renewed six-year lease term to tenant in occupation over 10 years
- Returning \$41,079.96pa + GST with \$20,000 security deposit
- High-profile corner location

178 Carlisle Road is one of the most tightly-held retail complexes by owners and tenants alike on the North Shore. Occupying a high-profile corner position on East Coast Bays Road the development offers ease of access and ample car parking servicing a large residential catchment including Browns Bay, Torbay and Long Bay. Carlisle Road links to Oteha Valley Road providing connectivity to Albany, Auckland's motorway network and beyond underpinning this convenience and service retail hub.

The subject unit has been occupied by a local hairdressing operator since built and has the benefit of a renewed six-year lease term providing a secure return.

Property Details

Floor Area	83sqm (approximately)
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Tenancy Details

Currently returning \$41,079.96pa + GST. Full tenancy details are available upon request.

Sale Summary

Marketed nationally through the Total Property portfolio. We received a great level of enquiry with a number of investors inspecting. The campaign generated six offers on the closing of the Deadline Private Treaty, selling to an overseas passive investor for a yield of 5.34%.

83_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price
\$768,000

Yield
5.34%

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Road-front pharmacy for astute investors

17/94 Rosedale Road, Albany, Auckland

SOLD

**Total
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Case Study**



- Established pharmacy since 2014
- Returning \$78,000pa + GST and outgoings
- Built-in rental review and personal guarantee

First time to market, this passive investment opportunity offers a road-front pharmacy property with a floor area of approximately 153sqm. The tenant has an excellent rental payment track record, with the business trading as Healthcare since its establishment in 2014. The property features a built-in rental review and personal guarantee and currently generates a return of \$78,000pa + GST and outgoings. Astute investors should seize this opportunity.

The property is located at Unit 17, 94 Rosedale Road in the Rosedale Retail Centre. With aesthetically pleasing exposure, the covered terrace and extensive front glazing provide both privacy and plenty of natural light inside the property.

Property Details

Floor Area	153sqm (approximately)
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Tenancy Details

Returning \$78,000pa + GST and outgoings. Full tenancy details are available upon request.

Sale Summary

The property was leased initially in 2014, the vendor had no intention to sell; due to their change of circumstances, we took the property to the market, the campaign attracted 34 interested parties, resulting in an auction with three active bidders and a final sale at a 5.2% yield for \$1,500,000. The purchaser enjoys the return and plans to utilise the premises for their business in the future.

153_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$1,500,000

Yield
5.20%

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Retiring vendor wants it sold

2/31 Link Drive, Wairau Park, Auckland

SOLD

**Total
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Case Study**



Boundary lines are indicative only

- First time on the market in 20 years
- Retail investment returning \$69,575pa + GST and outgoings
- Vendor is retiring and wants it sold

Bayleys is pleased to offer to the market, for the first time in 20 years, a retail investment located on Link Drive; the area is a bustling commercial hub in the popular Wairau Valley. 31 Link Drive is a retail development that represents 100% occupancy that consists of small to medium-size units occupied by various fine cuisine restaurants. The current tenant Nakhon Thai Restaurant has been in occupation since 2015.

Property Details

Floor Area	101sqm (approximately)
Car Parks	Shared car parks

Tenancy Details

Name of Tenant	Nakhon Thai Restaurant
Term of Lease	Three (3) years
Net Rental	\$69,575pa + GST and outgoings

Sale Summary

Marketed through Total Property portfolio nationwide. Enquiries came from Auckland-wide buyers ranging from passive investors, add-value investors and neighbouring property owners backed up with several inspections of the property during the campaign. In the auction room, we had three active bidders, the property eventually sold under the hammer, for \$1,000,000 to a first-time investor.

101_{sqm} 

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$1,000,000

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Industrial investment with rental growth

4/21 Porana Road, Wairau Valley, Auckland

SOLD

**Total
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Case Study**



Boundary lines are indicative only

- Attention investors and owner-occupiers
- Currently returning \$45,008.54pa + GST
- Market rent review in June 2023

This is an excellent opportunity for investors and owner-occupiers to acquire an unique industrial asset in the popular Wairau Valley precinct. The property comprises a two-level building with a total floor area of approximately 432sqm, fully sprinklered, and consisting of both warehouse and office space. Currently, the property is being used for the manufacturing of high-end garments, from sampling to cutting and finishing.

432_{sqm}  7 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price
\$1,053,000

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Property Details

Floor Area	432.88sqm (approximately)
Car Parks	Seven (7) on-site

Tenancy Details

The property is fully tenanted, returning a net rental of \$45,008.54pa + GST and outgoings. Full tenancy details are available on request.

Sale Summary

Marketed through Total Property portfolio nationwide. Enquiries came from Auckland-wide buyers ranging from owner-occupiers, add-value investors and neighbouring property owners, backed up by several inspections of the property during the campaign. At the close of the deadline private treaty campaign we received multiple offers, the property eventually sold for \$1,053,000 to an add-value investor.

Attention owner-occupiers

388 Lake Road, Takapuna, Auckland

SOLD

**Total
Property
Case Study**



- For sale or lease with vacant possession
- Excellent Takapuna location with views of Rangitoto Island
- Approximately 196sqm across two levels with seven car parks on site

A unique offering to the market presents an opportunity for owner-occupiers to secure an asset of this nature in such a tightly held location. A modern standalone building across two levels comprises open plan offices, meeting rooms, reception area, kitchen, amenities, and outdoor deck on the ground floor, first floor consists of boardroom, amenities and open plan offices that provides spectacular views. Whether you're looking to establish your own business or create a special residential accommodation, this site is perfectly positioned to be maximized.

196sqm  7 

Sold by
For Sale or Lease
by Deadline Private Treaty
(unless sold prior)

29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price
\$1,800,000

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Property Details

Floor Area	196sqm (approximately)
Car Parks	Seven (7) on-site

Tenancy Details

For sale or lease with vacant possession.

Sale Summary

Marketed through Total Property portfolio nationwide. Enquiries came from Auckland-wide buyers ranging from owner-occupiers, add-value investors and neighbouring property owners, backed up with several inspections of the property during the campaign. At the close of the deadline private treaty campaign we received multiple offers, the property eventually sold for \$1,800,000 to an owner-occupier.

Strategic location – multiple dwellings!

2 Scott Road, Hobsonville, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Main home, minor dwelling, sleep out and separate garaging
- Large 2,046sqm site zoned Mixed Housing Urban
- Within walking distance to many reputable schooling options and a 100,000sqm substantial park currently under construction
- Two road crossings

This substantial property, which overlooks Limeburner's Bay, has been owned by the current vendors for more than 27 years. The main house boasts four bedrooms, two bathrooms, a study, and a spacious living area that opens onto a screened porch. Additionally, the property features a separate driveway that leads to a two-bedroom, one-bathroom minor dwelling and garage. A self-contained sleep-out with its own bathroom and garage completes the assets of 2 Scott Road.

However, the real allure of this property lies in its land size and potential for redevelopment. Situated within walking distance of schools, parks, eateries, and local shops, the area has experienced significant population growth due to its popularity. This is a rare opportunity to acquire a property with endless possibilities for development and investment.

2,046_{sqm} 

**Sold by
For Sale by Deadline Private Treaty**

(unless sold prior)

1/48 Maki Street, North West Shopping Centre, Westgate, Auckland, New Zealand

Sale price

\$3,420,000

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Property Details

Land Area	2,046sqm (more or less)
Zoning	Mixed Housing Urban
GST	Purchase price inclusive of GST

Sale Summary

Marketed nationally through the Total Property portfolio and residential platforms, we received a good level of interest, resulting in multiple inspections. This campaign generated a number of offers upon the closing of the Deadline Private Treaty leading to an unconditional sale for the vendor.

Split-risk investment with development potential

43 Cook Street, Howick, Auckland



Total
Property
Case Study

- First time on the market in over 68 years
- Seven separate tenancies returning \$187,566pa + GST and outgoings
- Nine-metre building overlay development potential

43 Cook Street has been owned by the same family since 1955. The title is fee simple and encompasses seven separate tenancies, ample car parking and drive-around configuration.

The property is currently returning \$187,755.00pa + GST and outgoings. All leases have guaranteed rent reviews. This is a prominent corner site with development potential located within a maximum nine-metre Height Variation Control under the Auckland Unitary Plan.

Property Details	
Land Area	1,907sqm (more or less)
Floor Area	610sqm (approximately)
Zoning	Business - Town Centre

Tenancy Details	
Seven separate tenancies returning a total of \$187,566pa + GST and outgoings, contact the agents for further details.	

Sale Summary	
The campaign generated 17 enquiries, with a total of eight site visits. The enquiries came from colleagues, database contacts and Total Property marketing, a pleasing result in the current market. The vendors received two unconditional offers with the property selling for \$2,830,000.	

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price
\$2,830,000

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Split-risk investment - future opportunity

A/7 Smales Road, East Tamaki, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Two tenancies returning \$109,733pa + GST and outgoings
- 620sqm total floor area split into two tenancies
- First time on the market in 20 years

A rare opportunity to secure a split-risk industrial investment on one of East Tamaki's key arterials. This 620sqm road-front industrial building is split into two tenancies with established long-term tenants.

This property offers full drive-around access, high-stud warehousing, office, amenities and showroom, suitable for a wide range of business uses. The property is well located in the heart of East Tamaki and benefits from excellent linkages to the wider East Tamaki industrial area and beyond. Located in close proximity to the Southern Motorway via both the East Tamaki and Manukau interchanges.

Property Details

Floor Area	620sqm (approximately)
Zoning	Business - Heavy Industry

Tenancy Details

Tenancy A (Sign Formula) returning \$55,800pa + GST and outgoings.
Tenancy B (AB Autos) returning \$53,933pa + GST and outgoings.
Returning a total of \$109,733pa + GST and outgoings.

Sale Summary

We had 87 registered parties throughout the campaign, most generated from outgoing calls. A total of 12 viewings which are encouraging numbers for a unit of this size and condition. The deadline date produced five offers including three unconditional, the property was sold for \$2,105,000 unconditionally.

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price

\$2,105,000

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Hard-working industrial - must be sold

50-52 Grayson Avenue, Papatoetoe South, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 3,230sqm freehold title
- 1,311sqm building area
- Vacant possession - ideal for owner-occupiers

3,230_{sqm}  1,311_{sqm} 

Conveniently located on Grayson Avenue just off Cavendish Drive, this is a great opportunity for purchasers alike to secure a freehold industrial warehouse situated in the heart of the Manukau industrial precinct. The property comprises of medium-stud warehouse with single level office and amenities at the front of the building. It comes complete with two roller doors at the front, and two roller doors on the rear of the warehouse opening up to a secure yard area. The site also benefits from a fully concreted yard which is ideal for container devanning and parking.

The Manukau industrial precinct has always been a strong and highly sought-after area in Auckland. The area provides manufacturing, logistics and warehouse companies unrestrained access in every direction.

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price
\$3,300,000

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Property Details

Land Area	3,230sqm (more or less)
Floor Area	1,311sqm (approximately)
Zoning	Business - Light Industry

Tenancy Details

To be sold with vacant possession.

Sale Summary

We had a total of 15 viewings throughout the campaign which led to four offers received on the deadline date. The property sold unconditionally for \$3,300,000.

Split-risk investment

21 East Street, Papakura, Auckland

SOLD

**Total
Property
Case Study**



- Combined land area of 1,400sqm across two titles
- Returning approximately \$130,000pa + GST (net) from five tenancies
- Ample car parking at the front and rear of the building

Central Papakura investment property situated on two fee simple titles with a combined floor area of 1,034sqm in a zone allowing a wide range of activities from commercial to community and civic services. The property is currently returning approximately \$130,000pa net from five separate tenancies.

On-site car parking is available at the front and rear of the building, and the property has dual access off East Street. There is also access via the rear service lane off Queen Street or Wood Street.

1,400_{sqm}  1,034_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
2 Harris Road, East Tamaki, Auckland,
New Zealand

Sale price
\$1,900,000

Yield
6.60%

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Property Details

Land Area	1,400sqm (more or less)
Floor Area	1,034sqm (approximately)
Zoning	Business - Metropolitan Centre

Tenancy Details

Current income of approximately \$130,000pa + GST (net), full tenancy details available on request.

Sale Summary

Marketed nationally through the Total Property portfolio. Sale by Deadline Private Treaty resulted in five offers. The property was sold unconditionally for \$1,900,000 reflecting a 6.6% yield.

Calling all developers and owner-occupiers

Lot 17 Drury South Crossing, Drury, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 15,048sqm (more or less) freehold site
- Fully serviced site
- Strategic Golden Triangle positioning

This is an exciting proposition for developers, investors, land bankers or owner-occupiers looking to secure a large industrial landholding in the sought-after Drury South Crossing. The Business park has been extremely popular and is now a hive of development activity with the likes of, Cardinal Logistics, Sorted Logistics and Bunnings Warehouse.

The Freehold title of 15,048sqm is neighboured by other high-profile tenants, rectangular and level in shape, the land is ready to be developed. The site also benefits from having approximately 120-metre road frontage to Waikura Lane.

Property Details

Land Area	15,048sqm (more or less)
Zoning	Business - Light Industry

Tenancy Details

For sale with vacant possession.

Sale Summary

We had little incoming enquiry throughout the campaign, the most active enquiry was generated from outgoing calls. The deadline date produced two offers, one heavily conditional and the other fully unconditional with a short settlement, the property was sold for \$7,500,000 unconditionally.

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price

\$7,500,000

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Yeah Ngati Maru

364 Ngati Maru Highway, Thames, Coromandel Peninsula

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Multi tenanted allowing a split risk
- Future development upside
- High exposure on Highway to the Coromandel Peninsula
- Returning circa \$90,000pa + GST and OPEX

Looking for an exceptional industrial property investment opportunity? Look no further than this multi-tenanted property with outstanding highway frontage.

With multiple tenants already in place, this property offers an immediate source of income of circa \$90,000pa + GST and OPEX, but the real potential lies in the upside - with the high visibility of the highway frontage, there is ample opportunity to attract even more tenants and increase revenue.

The 7,680sqm (more or less) site is configured with a shared central driveway utilised by all tenants leading to the rear yard of approximately 3,100sqm (more or less) which subject to regulatory authority could be further developed to increase return.

Property Details

Land Area	7,680sqm (more or less)
Floor Area	750sqm (approximately)

Sale Summary

Marketed with an extensive program including print, internet, media and radio. The vendor is based overseas and the property had become surplus to requirements. Purchaser has brought with intention of developing the rear and having passive income. Multiple enquiries resulted in three parties bidding on auction day and the property selling under the hammer.

7,680_{sqm}  750_{sqm} 

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price

\$1,730,000

Yield

5.20%

Source of Purchaser

trademe.co.nz

Purchaser Profile

Owner occupier SME

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Occupy part or invest

12 Herbert Street, Melling, Lower Hutt

SOLD

**Total
Property
Case Study**



- Uber desirable location
- Two tenancies – one expiring soon
- Potential net rental \$82,522pa + GST

Configured into two tenancies, this superbly presented property will suit either a part owner occupier or investor. The rear tenancy is mainly open warehouse and is occupied by a long-standing tenant with a further right of renewal due in 2024.

The front tenancy comprises warehouse, office and mezzanine storage and is subject to a lease expiring July this year. The lease profile makes this a prime opportunity for you to buy and occupy part yourself, or simply invest with the knowledge that reletting the space in the current low vacancy climate will be a doddle.

Property Details

Land Area	555sqm (more or less)
Floor Area	483sqm (approximately)

Tenancy Details

Fully leased to two tenants returning \$78,500pa gross + GST. Full tenancy details available on request.

Sale Summary

Marketed in Total Property 3 2023, The Dominion Post, OneRoof Commercial, Realestate.co.nz, TradeMe and Bayleys. Four bidders at the auction resulted in a sale value of \$1,200,000, translating to a 6.88% yield on the potential net rental of \$82,522pa + GST.

555_{sqm}  483_{sqm} 

Sold by Auction

Level 14, The Bayleys Building,
36 Brandon Street, Wellington,
New Zealand

Sale price
\$1,200,000

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Strategic industrial investment

10-12 Meachen Street, Seaview, Lower Hutt

SOLD

**Total
Property
Case Study**



- Versatile high-stud building
- Full net lease to PE Logistics who have taken an early renewal
- Net annual income \$180,000 + GST

The property features a clear-span high stud warehouse with triple roller door access and drive through capability onto a rear service lane.

Contemporary offices and amenities are provided over two levels, with extensive refurbishment previously completed including a colour steel iron roof. With biennial market rent reviews the owner will have assured rental growth as leasing demand for quality industrial property continues to grow. With such limited stock of this nature in today's market, this is an opportunity not to be missed.

1,741_{sqm}  1,730_{sqm} 

Sold by Tender

Level 14, The Bayleys Building,
36 Brandon Street, Wellington,
New Zealand

Sale price
\$2,811,223

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[bayleys.co.nz/3255792](https://www.bayleys.co.nz/3255792)

Property Details

Car Parks	Seven (7)
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Tenancy Details

Name of Tenant	PE Logistics (2022) Limited
Term of Lease	Three (3) years
Commencement Date	30th June 2023
Rights of Renewal	Two (2) terms of three (3) years
Net Rental	\$180,000pa + GST

Sale Summary

Marketed in Total Property 3 2023, The Dominion Post, OneRoof Commercial, Realestate.co.nz, TradeMe and Bayleys. Two tenders were received which resulted in a sale value of \$2,811,223, translating to a 6.4% yield on the net annual rental of \$180,000.

Deceased estate

Units 2 and 3, 7 McCormack Place, Ngauranga, Wellington

SOLD

**Total
Property
Case Study**



- Seismic just assessed in March at 70% NBS
- One owner from new
- Potential gross rental \$75,000pa + GST

On offer are two small (approximately 107sqm each) industrial units within a block of five.

Located at the bottom of the Ngauranga Gorge, just off Jarden Mile within the tightly held area regarded as Wellington's preeminent commercial location, providing direct access to Wellington's CBD, The Hutt Valley, and Porirua.

The property will be sold as one and includes seven car parks including in front of the roller doors.

Currently configured as a warehouse, workshop, and office within Unit 2 and showroom, office, and staff amenities in Unit 3.

215_{sqm}  7 

**Sold by
Auction**

Level 14, The Bayleys Building,
36 Brandon Street, Wellington,
New Zealand

Sale price
\$960,000

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CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3255794

Property Details

Unit 2 Floor Area	107.45sqm (approximately)
Unit 3 Floor Area	107.97sqm (approximately)
Car Parks	Seven (7) including in front of roller doors
Zoning	Business

Sale Summary

Marketed in Total Property Issue 3 2023, The Dominion Post, OneRoof Commercial, Realestate.co.nz, TradeMe and Bayleys. Nine bidders at the auction resulted in a sale value of \$960,000 including GST, translating to a 5.9% yield on the net rental of \$49,000pa + GST.

Hidden gem - stunning development site

75 Cambridge Terrace, Christchurch Central, Canterbury

SOLD

**Total
Property
Case Study**



- 180m walk to CBD
- 90m height limit proposed
- Holding income of \$103,843pa plus operating expenses and GST

Very rare opportunity to purchase a riverside development site. This 1960's, two level Warren & Mahoney designed gem is located riverside, undiscovered on a quiet section of Cambridge Terrace.

Home to a dental practice since it was built and now with the lease expiry looming here is the perfect opportunity to take this property from the shadows and plan a statement development this site deserves. The zoning, location and setting are ideal for offices, residential or visitor accommodation. Purchasers may not rule out continued office use, owner occupation or repurposing as a residential apartment.

The property is perfectly located just 180m from Christchurch's hospitality hub on Oxford Terrace which includes the Riverside Market and numerous hospitality venues co-located with businesses that relocated to the thriving CBD. The building height limit is currently 28m, with 90m proposed.

354_{sqm}  271_{sqm} 

Sold by

Auction (unless sold prior)

3 Deans Avenue, Chch, New Zealand

Sale price

\$1,675,000

Jeremy Speight

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WHALAN AND PARTNERS LTD, BAYLEYS,
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[bayleys.co.nz/5520917](https://www.bayleys.co.nz/5520917)

Property Details

Land Area	354sqm
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Tenancy Details

Returning \$103,843.32pa + GST, with lease expiry due April 2026.

Sale Summary

Two-level tenanted investment property with long-term development prospects. National tenant with three years to lease expiry. Sold at a yield of 6.2% with an NBS rating of 41%.

Prime location – ready for the next chapter

19 Stewart Street, Christchurch Central, Canterbury

SOLD

**Total
Property
Case Study**



- Zoning - Commercial Central City Mixed Use - 620sqm land (more or less)
- 76% NBS
- Owner-occupier or investment opportunity

620_{sqm}  541_{sqm} 

Whether you would look to occupy the space yourself or buy and hold for future development, 19 Stewart Street is in a fantastic position, directly opposite Parakiore Recreation and Sports Centre (Metro Sports Centre) with a wide range of permitted uses.

This north-facing site comprises of approximately 540sqm of warehouse, office and amenities and includes six off-street parks.

With an Engineering Report noting 76% NBS, the site is available for sale by Auction on Thursday 27 April 2023 with vacant possession on settlement.

Sold by

Auction (unless sold prior)
3 Deans Avenue,
Christchurch, New Zealand

Sale price
\$1,400,000

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[bayleys.co.nz/5520810](https://www.bayleys.co.nz/5520810)

Property Details

Land Area	620sqm (more or less) Freehold CCMU Zoning
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Tenancy Details

For sale with vacant possession.

Sale Summary

Sold under the hammer with four bidders, both on the phone and in the room, resulting in a fantastic outcome for our clients who believed in the Bayleys auction process. Altogether a very successful auction campaign.

Vacant possession industrial - Wigram

36A Sonter Road, Wigram, Canterbury

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Prime location in the sought-after industrial precinct of Wigram
- Market rental potential of approximately \$56,000pa (net)
- Six car parks

Invest in your business' future with this prime industrial property on Sonter Road.

This stunning industrial asset offers excellent profile and a highly functional layout maximising space. Benefiting from an IEP rating of 73%, the property consists of approximately 499sqm net lettable area, six car parks and is to be sold with vacant possession.

Strategically positioned within Wigram's industrial precinct, the property is located within minutes from main arterial routes and motorway networks offering convenience for owner-occupiers.

The property can be reconfigured to create more warehouse space and with no body corporate fees payable, this modern industrial unit ticks all the right boxes.

499_{sqm} 

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
3 Deans Avenue,
Christchurch, New Zealand

Sale price
\$980,000

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[bayleys.co.nz/5520887](https://www.bayleys.co.nz/5520887)

Property Details

Floor Area	499sqm
Zoning	Industrial Heavy

Tenancy Details

For sale with vacant possession.

Sale Summary

The sale reflects a return of approximately 5.6%, reinforcing strong demand for well located industrial properties.

A-Grade industrial investment

5 John Morten Place, Rolleston, Canterbury

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Generous freehold landholding comprising 2,233sqm
- Situated in ever desirable, sold out IZONE Business Park
- New five (5) year lease offer with a five (5) year right of renewal
- Returning \$152,128pa + GST and outgoings

This property presents an exceptionally rare opportunity for you to secure a quality investment, with a well-established national brand tenant, located in this highly successful industrial hub. Freehold opportunities in this location are quickly becoming scarce, a testament to both the excellent ground conditions, and close proximity to rail siding, State Highway One, and the two large inland ports. Expertly designed, this 100% NBS, near new property is complemented with a generous yard area, multiple container height doors, and excellent North facing office and staff amenities.

Whichever way you look at it, this property will surely impress.

Property Details

Land Area	2,233sqm (more or less)
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Sale Summary

The property sold following a four-week Total Property campaign. We received a good amount of interest throughout the campaign and four offers on the deadline date.

2,233_{sqm}  830_{sqm} 

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

3 Deans Avenue, Chch, New Zealand

Sale price

\$2,800,000

Yield

5.40%

Source of Purchaser

Electronic Direct Mail (EDM)

Purchaser Profile

Passive Investor

Nick O'Styke

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WHALAN AND PARTNERS LTD, BAYLEYS,
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Prime development site with holding income

40-42 London Street, Lyttelton, Canterbury

SOLD

**Total
Property
Case Study**



- 313sqm (approximately) re-development site Lyttelton
- Two-year lease (commenced 1st September 2022) with demolition clause
- Superb main street location

On the corner of London Street and Canterbury Street in Lyttelton sits the site of the once famous Volcano Cafe and Lava Bar. Now it is the popular local bar/restaurant "Forty Two". Made up of three temporary containers, joined with an enclosed dining area and a standalone toilet block. On site is also an 'as is where is' shed. The location over looks Lyttelton Harbour and is a great spot for a savvy developer to maximise its potential fully. Take advantage of the redevelopment clause within the lease and holding income for the next two years while you develop your dream project. The views from this corner site are exceptional!

313_{sqm}  147_{sqm} 

Sold by
Price by Negotiation

Sale price
\$425,000

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Property Details

Land Area	313sqm (more or less)
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Tenancy Details

Name of Tenant	Threefeys Limited
Term of Lease	Two-year lease plus rights of renewal
Commencement Date	1st September 2022
Net Rental	\$21,720.50

Sale Summary

The property generated plenty of interest but wasn't sold until after the original Deadline sale. Vendor very happy with the outcome.

