

SALES SNAPSHOT

FOLLOWING THE BIG DROP IN THE OCR IN AUGUST, THERE HAS BEEN A SPIKE IN INTEREST FOR INVESTMENT PROPERTIES; OFFERINGS WITH LONG LEASES – SUCH AS CHILDCARE CENTRES – ARE IN PARTICULARLY STRONG DEMAND.

AUCKLAND NORTH

48-50 Main Road, Moerewa, Northland: BP Service Station on 2,011sqm corner site sold for \$1,255,000 at a 7.39% yield. Only commercial service station in the Moerewa township, with newly signed 15-year lease to BP. Includes six pumps and one truck-stop with recently refurbished 172sqm retail and 315sqm forecourt canopy plus two new 50,000L recently installed underground fuel storage tanks. (Anthony Van Gessel, Bayleys Kerikeri; Tony Chaudhary, Janak Darji, Bayleys South Auckland)



Unit 8, 26 Anzac Road, Browns Bay: 512sqm town centre located childcare centre, purpose-built in 2014/15 and licensed for 97 children, sold for \$3,760,000 at a 6.4% yield. Occupied by Choice Education, 12-year lease from April 2018 plus 2x6yrRoR. Rental increases to the highest of CPI or 1.5% pa from June 2020. (Tony Chaudhary, Janak Darji, Amy Weng, Bayleys South Auckland; Michael Nees, Bayleys North Shore)

Unit 1, 14 Canaveral Drive, Albany: 1,013sqm road-front unit in Kea Property development Interplex Business Park sold for \$4,000,000 at a 4.93% yield. New six-year lease to established business, in occupation since 2005. Extensive fit-out with high specifications, high-stud warehousing and 17 car parks. (Laurie Burt, Matt Mimmack, Bayleys North Shore)

12 Locket Road, Glenfield: 170sqm childcare centre licensed for 40 children in converted bungalow on 751sqm Mixed Housing Urban zoned site sold for \$1,690,000 at a 5.32% yield. Established in 1989, with current 15-year lease to Educare Kids until 2034 plus 2x10yrRoR. Annual fixed rental increases of 2% with market reviews every five years (capped at 5%). (Michael Nees, Bayleys North Shore; Tony Chaudhary, Amy Weng, Bayleys South Auckland)

Unit 1, 66 Barrys Point Road, Takapuna: 380sqm road front retail premises plus nine on-site car parks in converted warehouse sold for \$2,500,000 at a 5.4% yield. New 10-year lease with personal guarantee to Ballistics Wake & Snow sports retail business since 1992. (Ranjan Unka, Bayleys North Shore; Nelson Raines, Bayleys South Auckland)

AUCKLAND WEST/CENTRAL

92 Hobsonville Road, Hobsonville: Substantial 3.5135ha bare land earmarked for future development in Light Industry zone sold for \$9,999,999 at \$284.62/sqm. (Stuart Bode, Bayleys Auckland)

Unit 6, 151 Lincoln Road, Henderson: 600sqm childcare centre above small complex of retail shops built in 2014 sold for \$1,560,000 at an 8.03% yield, reflecting

the relatively short remaining term of less than five years on an initial 10-year lease to Discoveries Educare. Licensed for 50 children. (Tony Chaudhary, Janak Darji and Amy Weng, Bayleys South Auckland)



3021-3023 Great North Road, New Lynn: 1,294sqm site in two titles zoned General Business and currently leased to a single used car dealership sold for \$2,240,000 at a 4.24% yield and a land rate of \$1,731/sqm. Substantial frontage to major arterial road, less than 100m away from the LynnMall shopping complex, offers development potential. (James Were, Scott Kirk, George Yeoman, Bayleys Auckland)

Units 3 and 4, 485 Rosebank Road, Avondale: 448sqm first floor commercial unit split across two titles with 20 car parks in the Harbourside Business Park sold for \$1,400,000. 194sqm currently leased to two tenants returning \$46,552 pa net + GST; 240sqm is vacant. (Rick Kermode, Mark Preston, Bayleys Auckland)



Unit PU1, 145 Nelson Street, Auckland CBD: 659sqm indoor/outdoor unit title property operating as the Sugartree Lane Preschool sold for \$3,010,000 at a 7.42% yield. 15-year lease to 2033 plus 3x5yrRoR, with fixed annual CPI increases. (Damien Bullick, James Chan, Bayleys Auckland; Tony Chaudhary, Bayleys South Auckland)

PU6, 27 Union Street, Auckland CBD: 56sqm convenience store at street-level in the SugarTree development, home to a projected 2,000 residents, sold for \$500,000 at a 7.1% yield. Currently leased for six years. (Damien Bullick, James Chan, Phil Haydock, Bayleys Auckland)

PU14, 27 Union Street, Auckland CBD: 43sqm SugarTree unit leased for five years to café sold post-auction for \$426,000 at a 7.39% yield. (Damien Bullick, James Chan, Phil Haydock, Bayleys Auckland)

245 Hobson Street, Auckland CBD: Prominent 389sqm corner site adjacent to major motorway entry and exit points into the CBD sold with vacant possession for \$4,600,000. 1,049sqm commercial premises previously used as Karaoki venue comprising three-levels, two of which feature soundproofed rooms, commercial kitchen facilities and high-tech audio systems, with 11 ground floor car parks. (Quinn Ngo, James Chan, Bayleys Auckland)

AUCKLAND EAST/SOUTH

24 Clifton Court, Panmure: 956sqm industrial building on 690sqm site sold for \$1.09 million. 955sqm of offices, retail and warehousing currently leased to tertiary training provider returning holding income of \$115,000 pa + GST. (Shane Snijder, Dave Stanley, Bayleys South Auckland; Mike Adams, Bayleys Auckland)

11 Mangere Town Square, Mangere: 160sqm standalone retail premises on 161sqm in town centre sold for \$751,000

at a 6.59% yield. The tenant which operates a dollar store renewed its lease for four years in July 2018. (Andrew Lin, Bayleys South Auckland; Quinn Ngo, Matt Lee, Bayleys Auckland)



Unit B, 59 Sir William Avenue, East Tamaki: 1,232sqm industrial premises on corner site zoned Light Industry with a 345sqm exclusive yard/parking area sold with vacant possession for \$3,350,000. The building, with dual street frontage and seismic assessment of 100% of NBS, comprises 812sqm high-stud, clear span warehousing with dual roller door access, 210sqm showroom and 145sqm offices plus 65sqm mezzanine. (Nelson Raines, Bayleys South Auckland; James Valentine, James Hill, Bayleys Auckland)

Units 4 and 5, 23 Springs Road, East Tamaki: Two adjoining modern industrial units with a combined floor area of 859sqm sold for \$1,900,000 at a 7.07% yield on holding income. High-stud warehousing, showroom, offices with an A+ grade seismic assessment, plus 21 carparks. (Nelson Raines, Bayleys South Auckland; Phil Haydock, James Hill, Ryan McColl, Bayleys Auckland)

Unit A, 1 Lorien Place, East Tamaki: Vacant 300sqm industrial unit sold for \$764,000. Warehouse with 5m stud-height plus mezzanine and 6 to 7 car parks. (Geoff Wyatt, Dave Stanley, Bayleys South Auckland)

Unit 2, 597 Great South Road, Manukau: 114sqm retail premises in 10-unit retail complex built in the early 2000s sold for \$1,150,000 at a 5.29% yield. Occupied by national restaurant Sal's Pizza on a 10-year lease from February 2015 with 1x10yrRoR and fixed annual rental increases of 3.5%.

(Oscar Kuang, James Chan, Bayleys Auckland; Amy Weng, Tony Chaudhary, Bayleys South Auckland)



52 Alfriston Road, Manurewa East: 409sqm childcare centre built in 2012 on 1,831sqm site zoned Mixed Housing Urban sold for \$3,000,000 at a 7.02% yield. Licensed for 90 children with 15-year lease from March 2018 to Choice Kids. Two-yearly fixed rental increases of 3%, with market review after eight years. (Tony Chaudhary, Janak Darji, Amy Weng, Bayleys South Auckland)



Unit 2, 421 Roscommon Road, Clendon: 507sqm childcare centre completely refurbished in 2014, with A+ seismic assessment, sold for \$3 million at a 7.02% yield. Licensed for 90 children with 15-year lease from March 2018 to Choice Kids. Two-yearly fixed rental increases of 3%, with market review after eight years. (Tony Chaudhary, Janak Darji, Amy Weng, Bayleys South Auckland)

WAIKATO/BAY OF PLENTY

20 Karewa Place, Hamilton: 1,700sqm recently developed commercial premises split in to two tenancies on 3,524sqm site with 55 on-site car parks sold for \$7 million at a 6.07% yield.

Occupied by national motorhome and boating retailer Burnsco on a six-year lease term with 10x3yrRoR and health and fitness centre Tu Tonu for six years with 2x6yrRoR. (Mike Swanson, Alex Ten Hove, Bayleys Hamilton)



Units 2-8 and 11, 23 Bristol Place, Te Rapa: 90sqm units in new industrial development, sold separately off-the-plans for \$299,000 each. Part of a 3,590sqm development site where current portable buildings and heavy-duty storage yard will make way for 19 new unit titled Coloursteel units ranging in size from 50sqm to 150sqm, aimed at trade-based businesses. (Rebecca Bruce, Jordan Metcalfe, Bayleys Hamilton)

Unit 12, 23 Bristol Place, Te Rapa: 127sqm unit sold for \$439,000. (Rebecca Bruce, Jordan Metcalfe, Bayleys Hamilton)

Unit 16, 23 Bristol Place, Te Rapa: 136sqm unit sold for \$439,000. (Rebecca Bruce, Jordan Metcalfe, Bayleys Hamilton)

PU2, 71 Devonport Road, Tauranga: 60sqm retail/office premises on the ground floor of the newly completed Quest Apartments building sold with vacant possession for \$510,000. 100% of NBS seismic assessment with full glass road frontage in a high traffic area. (Jo Stewart, Lloyd Davidson, Bayleys Tauranga)

106-108 Devonport Road, Tauranga: Two retail units with a combined floor area of 475sqm on 453sqm City Centre zoned site sold for \$1,700,000 at a 6.35% yield. Character building with two retail tenancies on new three-year leases. Redevelopment clauses in leases provide future options with zoning permitting multi-level buildings up to 49m. (Brendon Bradley, Lynn Bradley, Bayleys Tauranga)

3A St John Street, Tauranga: 356sqm unit title commercial premises including warehouse, office, showroom, mezzanine storage and car parking sold for \$920,000 at a 4.2% yield. Leased to motorsports retailer Speed Factor Limited for three years to November 2020 with 1x3yrRoR. (Jo Stewart, Graeme Coleman, Bayleys Tauranga)

24 Swanston Street, Tokoroa: Two separate single-level retail buildings on 212sqm CBD corner site sold for \$280,000 at a 7.5% yield. Combined floor area of 175sqm leased to sushi shop in occupation since 2013 and established hair salon returning a combined \$21,031 pa + GST. (Ryan Bradley, Brendon Bradley, Bayleys Tauranga)

59 Swanston Street, Tokoroa: 360sqm commercial premises with medical-style accommodation on a 467sqm corner site sold for \$250,000. Split into two tenancies with new three-year lease to established dental practice until April 2022 and vacant second tenancy suitable for use as an office or clinic. Estimated potential market rental of \$27,200pa. (Ryan Bradley, Brendon Bradley, Bayleys Tauranga)



13 Louvain Street, Whakatane: 601sqm two-level office building constructed in 2009 with a seismic assessment of 80% of NBS on a 1,011sqm site including 15 car parks sold for \$1,720,000 at a 6.45% yield. Presently leased to national tenants WSP Opus and Housing New Zealand Corporation but designed to provide three or more rentable spaces if required. (Rhys Mischevski, Larissa Reid, Bayleys Tauranga)

LOWER NORTH ISLAND

16 Leach Street, New Plymouth: 320sqm commercial premises on 989sqm site sold to an owner-occupier with vacant possession for \$830,000 with settlement in June 2020. Previously used as mechanics workshop with warehousing, reception and off-street parking. (Alan Johnston, Bayleys New Plymouth)

190 Station Street, Napier: 591sqm drive-through, fast food premises on 2,964sqm of Crown leasehold land with 43-customer car parks sold for \$1,175,000 off an 8.32% yield. Occupied by Burger King since 2003 on current 15-year lease from October 2018 plus 2x5yrRoR. Tenant pays all outgoings including ground rent. (Andrew Smith, Bayleys Wellington; Sam MacDonald, Bayleys Napier)

8A Murray Place, Hastings: 800sqm building on 1,332sqm industrial zoned site sold for \$1,180,000 million at a 7.69% yield. Two-level building includes offices, warehouse with 8m stud-height and dual roller-door access points plus large yard at the northern end suitable for external storage. Currently leased to shelving supplier and manufacturer. (Daniel Moffitt, Jacob Smith, Bayleys Havelock North)

73 Simla Avenue, Havelock North: 500sqm licensed 20-bed aged-care facility on 1,715sqm Special Accommodation zoned site sold as a freehold going concern including land, buildings, chattels and business for \$1,080,000. Offering residential and respite services with four-ensuite double rooms, 16 single rooms and a private two-bedroom flat above main building. (Daniel Moffitt, Bayleys Havelock North)



75-79 The Square, Palmerston North: 1,676 sqm retail premises anchored by national clothing retailers Kathmandu and Decjuba sold for \$4,100,000 at a 7.07% yield. Two-level building with A-grade seismic assessment adjoins shopping complex The Plaza. (Karl Cameron, Bayleys Palmerston North; Jim Wana, Mark Sherlock, Bayleys Wellington)

Lots 10 and 12, Dante Road, Upper Hutt: Two industrial land lots with a combined area of 1,088sqm sold together for \$239,760 at \$270/sqm. Lot 10 is 538sqm and Lot 12 is 550sqm. (Christian Taylor, Bayleys Wellington)

20 Prosser Street, Porirua: Vacant 285sqm warehouse and office premises on 595sqm industrial site featuring multiple street entries and drive-through access sold for \$570,000. Future development potential. (Jon Pottinger, Johnny Curtis, Bayleys Wellington)

9 Lydney Place, Porirua: Two-level, 530sqm 1960s office building previously used as Government organisation offices on 329sqm site with two rear car parks sold vacant for \$315,000. Potential redevelopment site with potential market rental as-is of \$63,800pa net + GST. (Steven Firth, John Pottinger, Bayleys Wellington)



337 High Street, Lower Hutt: 460sqm refurbished retail premises strengthened in 2008 to 75% of NBS on a 506sqm site sold for \$1,555,000 at a 6.95% yield. Italian/Mediterranean café and speciality food store, in occupation since 2009, has signed new eight-year lease which includes 2.5% annual rent increases. *(Paul Cudby, Andrew Smith, Bayleys Wellington)*

21 Bristol Square, Lower Hutt: 320sqm 1970s warehouse, showroom and office building sold with vacant possession for \$695,000. Dual street frontage with a service lane along the rear of the 440sqm site. Potential net rental is estimated at \$47,366 pa. *(Paul Cudby, Andrew Smith, Bayleys Wellington)*



3 Margaret Street, Lower Hutt: Vacant 687sqm four-level commercial building with ground floor retail and office space above sold for \$927,000. *(Ethan Hourigan, Mark Hourigan, Johnny Curtis, Bayleys Wellington)*

97-99 Courtenay Place, Te Aro, Wellington: Symes de Silva House on 624sqm Central zone site sold for \$8,900,000 at a 7.6% yield. 2,539sqm lettable area with seismic assessment of 80% of NBS and nine tenancies across six levels, including ground floor retail plus seven rear car parks. 80% of occupants are in medical sector with one vacant tenancy. *(Grant Young, Mark Sherlock, Bayleys Wellington)*

SOUTH ISLAND

3-5 Merton Place, Nelson: 1,490sqm high-stud warehousing with multiple roller door entries and drive-around access on a 2,797sqm industrial site sold for \$2,050,000. Purchased by an owner-occupier with approximately 400sqm of the Pascoe Street frontage leased to Saddlery Warehouse until late 2021. *(Paul Vining, Bayleys Nelson)*

6 Forests Road, Nelson: 660sqm industrial premises with three roller door access points and 11 car parks on 1,337sqm site within the Stoke industrial precinct sold for \$1,340,000. Currently configured into two tenancies of 440sqm and 220sqm, with the larger tenancy fronting Forests Road currently vacant. 220sqm tenancy is returning \$22,984pa + GST. *(Paul Vining, Bayleys Nelson)*

34-36 Main Street, Blenheim: 253sqm food-service building purpose-built for Burger King on 1,770sqm corner drive-through site with 24 car parks sold for \$2,800,000 at a 6.31% yield. 3.5 years to run on current 12-year lease with 2x4yrRoR. *(Paul Vining, Gill Ireland, Bayleys Nelson; Grant Baxter, Bayleys Marlborough)*



Unit 2, 49 Sir William Pickering Drive, Burnside, Christchurch: 446sqm two-level commercial premises extensively refurbished and strengthened in 2014 plus 19 car parks sold for \$1,303,000 at an 8.3% yield. Currently occupied by data communications company Team Talk for six years to August 2022 plus 2x3yrRoR; and retirement village developers Generus Living Group for five years to August 2021 plus 2x3yrRoR. *(Blair Young, Mitchell Wallace, Campbell Taylor, Bayleys Christchurch)*

Unit 2, 162 Kendal Avenue, Burnside, Christchurch: Modern 102sqm two-level commercial unit sold for \$365,000 at a 7.4% yield. Road-front unit with car parking to the rear, separate tenancies on each floor with recently signed three-year leases. *(Alex White, Stewart White, Bayleys Christchurch)*

10 Lismore Street, Waltham, Christchurch: Recently developed 1,146sqm industrial building on 4,568sqm site with north-facing aspect sold with vacant possession for \$2,100,000. 1,016sqm of high-stud warehousing and 130sqm office/showroom plus 18 car parks. *(Ben Carson, Bayleys Christchurch)*

912-914 Colombo Street, Christchurch: 290sqm adjoining commercial properties previously used as medical consulting rooms and pharmacy on 556sqm site sold with vacant possession to an owner-occupier for \$1.12 million. Mixed-Use zoned site includes off-street car parking. *(Stewart White, Alex White, Bayleys Christchurch)*

506 Waterloo Road, Hornby, Christchurch: 3,088sqm bare industrial land adjacent to the Waterloo Business Park sold for \$802,880 at \$260/sqm. *(Nick O'Styke, Harry Peeters, Bayleys Christchurch)*

57 Lunns Road, Middleton, Christchurch: Substantial 2.93ha site, mostly bare land zoned Heavy Industrial sold for \$10,000,000 at a 7.46% yield. Long-term leases to TR Group and Garden Box Ltd. *(Nick O'Styke, Harry Peeters, Bayleys Christchurch; Sunil Bhana, James Hill, Mike Houliker, Bayleys Auckland)*

35 Hammersmith Drive, Wigram, Christchurch: 2,830sqm modern industrial premises on a 4,619sqm north-facing corner site sold with vacant possession for \$3,600,000. Two-level configuration with high-stud warehousing, offices and on-site car parking designed to accommodate one or two tenancies. Current expiring tenancy generating \$300,000 pa net *(Nick O'Styke, Harry Peeters, Bayleys Christchurch)*



Lot 4, IZone Business Park, Rolleston: 2,140sqm bare industrial sold for \$353,880 at \$165.36/sqm. *(Nick O'Styke, Bayleys Christchurch)*

Lot 821, IPort Industrial Hub, Rolleston: 1,400sqm bare industrial land sold for \$322,000 at \$230/sqm. *(Nick O'Styke, Bayleys Christchurch)*

Lot 825, IPort Industrial Hub, Rolleston: 1,115sqm bare industrial land sold for \$267,840 at \$240.22/sqm. *(Nick O'Styke, Bayleys Christchurch)*