

CASE STUDIES

BAYLEYS

TOTAL property

River long, opportunity wide

Hamilton's in the spotlight as work starts flowing on new projects in the mighty Waikato.

Sale and leaseback

Freeing up capital provides flexibility and options for businesses proactively looking to the future.

FEATURING

25

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

ISSUE 4 - 2020

Countdown New Zealand Portfolio

Countdown Portfolio, New Zealand, Auckland

SOLD

**Total
Property
Case Study**



- Modern freehold standalone Supermarkets in Auckland and Wellington
- ASX listed tenant covenant
- New 10 year leasebacks with final lease expiries in 2080

Countdown Orewa and Countdown Aotea present as two outstanding freehold investment opportunities, offering highly compelling investment fundamentals. Subject to new initial 10 year leasebacks to General Distributors Limited, trading as Countdown, with rights of renewal extending occupation until 2080. Investment opportunities of this calibre and scale, offering exceptional lease covenants, major regional centre locations and new build, modern assets rarely present to the market.

Property Details

Land Area	16,505sqm
Floor Area	6,921

Tenancy Details

Name of Tenant	Countdown
Term of Lease	10 years
Rights of Renewal	Eight (8) rights of five (5) years each
Net Rental	2,209,188 + GST p.a.

Sale Summary

Two Countdown Supermarkets marketed for purchase together as a portfolio or individually via a Tender process. The properties were marketed extensively through local, national and international media across print, digital and radio. The campaign gained high interest with over 240 enquiries and multiple offers received. The properties were sold to one local purchaser.

Sold by

Tender (will not be sold prior)

Yield

4.98%

Source of Purchaser

Established Client

Purchaser Profile

Holder / land banker

Peter Gorton

+64 21 969 043

peter.gorton@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Ryan Johnson

+64 21 622 278

ryan.johnson@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690001

 **Video** available

Tenanted investment with strong return

Unit D3, 63 Apollo Drive, Albany, Auckland

SOLD

**Total
Property
Case Study**



- Fully tenanted office with storage, in excellent central Albany location
- Returning \$89,400pa + GST and outgoings
- Situated in a highly regarded office park development

A great passive investment for investors who need their money to work for them, this property ticks all the boxes. Situated in one of Albany's premium office parks which attracts high quality businesses.

This is a tidy and well maintained unit which consists of approximately 242sqm first floor office with a highly desirable second floor 'pop top' board room featuring a 21.3sqm outdoor deck and a basement storage area of approximately 87.6sqm.

Property Details

Floor Area	351sqm (approximately)
Car Parks	Five (5)
Zoning	Business - General Business

Tenancy Details

The property is fully tenanted, returning a net rental of \$89,400pa + GST and outgoings. Full tenancy details are available on request.

Sale Summary

After leasing the property at the end of 2019 we were asked to market it for sale. Marketed nationally with Total Property and received a good level of enquiry with a number of investors inspecting. We received an unconditional offer prior to deadline date which was accepted subject to the vendor finalising a business investment opportunity they were working on.

Sold by

For Sale by Deadline Private Treaty (unless sold prior)

29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price

\$1,300,000

Yield

6.88%

Jane McKee

+64 21 557 377

jane.mckee@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Tonia Robertson

+64 21 619 200

tonia.robertson@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1503443

Tenanted investment not to be missed

Unit H3, 4 Orbit Drive, Albany, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Attractive two-level commercial office premises plus warehouse
- Leased to well-established tenant
- 317sqm (approximately) floor area
- Current net rental \$76,091pa + GST and outgoings

Situated within the Interplex Business Park – a modern, upmarket precinct that has attracted a vast range of national and high-profile tenants to the area - this is a proven location making for a strong investment choice.

This first and second level office property, with balcony, incorporates a highly desirable layout with a functional mix of reception, open plan and partitioned offices, boardroom, lunchroom, kitchen and bathroom amenities.

Property Details

Floor Area	317sqm (approximately)
Car Parks	Six (6) on-site exclusive use

Tenancy Details

Currently returning \$76,091pa + GST and outgoings. Full tenancy details are available on request.

Sale Summary

Marketed through Total Property nationwide for sale by way of Deadline Private Treaty. Given the terms of the lease the property was well-suited to add-value investors and owner-occupiers. Enquiries came from Auckland wide purchasers in both of these categories. The successful purchaser was a neighbouring property owner who acquired the property as part of their business expansion plans.

Sold by

For Sale by Deadline Private Treaty (unless sold prior)

29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price

\$1,255,000

Yield

6.06%

Tonia Robertson

+64 21 619 200

tonia.robertson@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Jane McKee

+64 21 557 377

jane.mckee@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1503450](https://www.bayleys.co.nz/1503450)

Prime investment - near new 15 year lease

335 Main Road, Huapai, Rodney District, Auckland

SOLD

**Total
Property
Case Study**



- Purpose built childcare centre on an 817sqm (more or less) Business Mixed Use, Fee Simple site
- Near new 15 year lease to Just Kidz - five centres across Auckland and growing
- Returning \$127,452pa plus GST and outgoings with built in rental growth and bank guarantee

Located on a main arterial which runs through the growth area of Huapai and Kumeu, this purpose built childcare centre on an 817sqm (more or less) fee simple site is licensed for 43 children. Built to high specifications in 2019, the opportunity presents itself for passive investors to acquire a hands off investment in a sought after asset class.

With a brand new 15 year lease in place to a franchisee of Just Kidz, the tenant also has rights of renewal for two further terms of ten years through til 2054.

Property Details

Land Area	817sqm (more or less)
Floor Area	312.15sqm (more or less)
Car Parks	Eight (8)
Zoning	Business Mixed Use

Tenancy Details

Returning \$127,452pa plus GST and outgoings. Full tenancy details are available upon request.

Sale Summary

Throughout the comprehensive marketing campaign, existing childcare clients and investors were targeted. Multiple offers were received at the deadline.

Sold by

Tender (unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price

\$2,320,000

Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Michael Nees

+64 21 182 3085

michael.nees@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902583

After 25 years owner says sell

Unit A, 21 Catherine Street, Henderson, Auckland

SOLD

**Total
Property
Case Study**



- Tenanted investment property
- Net annual rental \$120,000pa + GST and outgoings
- Dollars Dealers have been the tenant at the property for approximately 20 years

On offer for the first time in 25 years is a well located retail property leased to a long established tenant. The property is located in the middle of the Henderson shopping precinct and is part of a purpose-built retail block developed in the mid-90s. The property is perfect for investors being made of low-maintenance materials, tilt slab concrete on a concrete floor slab, with expansive aluminium joinery and steel roof.

Property Details

Floor Area	570sqm (approximately)
Zoning	General Business

Tenancy Details

Name of Tenant	Henderson (2006) Limited trading as Dollar Dealers
Term of Lease	Three (3) years
Net Rental	\$120,000pa + GST and outgoings

Sale Summary

Marketed through Total Property nationwide to be sold by way of auction. There were no bids at auction however multiple offers were received afterwards resulting in a successful sale with a price of \$1,600,000.

Sold by
Price by Negotiation

Sale price
\$1,600,000

Yield
7.50%

Trevor Duffin
+64 21 245 9731
trevor.duffin@bayleys.co.nz
COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Beterly Pan
+64 21 139 2228
beterly.pan@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, NORTHWEST,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1503446

Own or occupy this versatile standalone

26 McColl Street, Newmarket, Auckland

SOLD

**Total
Property
Case Study**



- Refurbished character building with 70% NBS seismic rating
- Offering 507sqm (approximately) of beautifully presented and versatile spaces
- Large landholding of 911sqm providing future upside
- Owner occupiers, investors and residential users – this should not be missed!

26 McColl Street is perfectly located within the 'Roxburgh Hub', a vibrant area that has experienced significant growth and is home to a diverse range of businesses.

Here is your chance to secure a stunning property in this highly sought-after position. It has been diligently maintained and has a seismic (IEP) rating of 70% NBS. The character building will suit a wide range of occupiers including office, showroom, residential or live/work.

This is a versatile and well presented Newmarket freehold standalone property that simply can't be missed!

Sold by
Price by Negotiation

Sale price
\$3,100,000

Source of Purchaser
Sign

Purchaser Profile
Owner occupier SME

Cameron Melhuish
+64 21 479 882
cameron.melhuish@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Ben Wallace
+64 21 184 4747
ben.wallace@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690472

Property Details

Land Area	911sqm
Floor Area	507sqm plus courtyard and carparking
Zoning	Business – Metropolitan Centre

Tenancy Details

For sale or lease with vacant possession.

Sale Summary

This property underwent a for sale or lease campaign via Total Property with a deadline date for offers. The property was sold vacant to an owner occupier who enquired off the sign.

High profile Mount Eden retail shop

B3/298 Dominion Road, Mount Eden, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- In the heart of the Eden Quarter shopping precinct
- High profile position on Dominion Road
- Vacant possession ready to occupy
- Plenty of onsite car parking is available
- A great investment opportunity in a vibrant shopping centre

The property boasts a strategic position in the popular Eden Quarter shopping complex. This is a modern development comprising a number of well known retailers. Plenty of on site carparking is available.

The shop has a net rentable area of 45 square meters more or less, suitable for eateries, retail or professional office use.

Eden Quarter shopping complex has attracted a number of businesses who have secured a position and become established in this location. They include; Countdown, X-Ray Service, Bakers Delight, Amcal Pharmacy, Subway, Sharing Shed plus other cafe and restaurants.

Property Details

Floor Area	45sqm (more or less)
Car Parks	Common onsite car parking

Sale Summary

This property is a quality retail shop on Dominion Road, it was offered to the market as vacant possession. The property was successfully sold under the hammer for \$470,000, purchased by a local investor.

Sold by

Auction (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$470,000

Source of Purchaser

Established Client

Jarrod Qin

+64 21 915 797

jarrod.qin@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Nicolas Ching

+64 21 396 890

nicolas.ching@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1690436](https://www.bayleys.co.nz/1690436)

Iconic Mt Eden corner

555-563 Dominion Road, Mount Eden, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Impressive landmark building
- Multiple income streams returning of \$200,700 pa. + GST
- Five established local eatery & restaurant tenants
- Business - Local Centre zoning provides future development upside

555-563 Dominion Road is a once-in-a-lifetime opportunity to secure a Mount Eden landmark with excellent cash flow.

This sought after investment is situated at the busiest part of Dominion road - southern side of Balmoral intersection neighbouring to McDonald's and its customer car parks entrance; the popular "food strip" has been highly appraised by local food critics as one of best culinary experience in Auckland with numerous popular Asian restaurants, food bar and specialty beverage shops.

This character two level building located at a high profile intersection of Dominion Road and Wiremu Street. This stunning property will be benefited by this vibrant Mount Eden location which is set for major expansion and growth with quality city fringe residences and apartments in close vicinity.

Property Details

Land Area	680sqm
Car Parks	Five

Sale Summary

Strong bidding in the auction room with competition between investors. With the top bidder bidding \$4 million, the property was sold unconditionally under hammer.

Sold by

Auction (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$4,000,000

Yield

5.00%

Source of Purchaser

Established Client

Purchaser Profile

Active add value investor

Oscar Kuang

+64 21 609 429

oscar.kuang@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

James Chan

+64 21 934 054

james.chan@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1690299](https://www.bayleys.co.nz/1690299)

 **Video** available

Brand new industrial with new five-year lease

1H/273 Neilson Street, Onehunga, Auckland City, Auckland



- New five-year lease to well established business
- Brand new industrial unit returning \$77,930 pa net + GST
- Fixed annual rental growth of 2% per annum
- Sought-after central location

This brand new industrial unit is awaiting its occupant who has signed a new long term lease. The opportunity provides a true passive investment leased to a well established business with five (5) stores nationwide. The property comprises high stud warehouse with office over two levels, designed specifically for functional modern industrial use.

This state of the art industrial complex is only weeks away from completion and the tenant taking occupancy.

Enjoy the benefit of owning a brand new, hassle free industrial investment.

Property Details	
Floor Area	373.50sqm
Car Parks	Five (5) spaces

Tenancy Details
A new five-year lease returning \$77,930 pa net + GST. Full tenancy details are available on request.

Sale Summary
Multiple offers received following strong enquiry. Sold prior to the campaign close date with the price reflecting a 4.4% yield.

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

Sale price
\$1,770,000

James Valintine
+64 21 023 71868
james.valintine@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Greg Hall
+64 21 023 21884
greg.hall@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Sunil Bhana
+64 21 938 660
sunil.bhana@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902576

Consented town centre opportunity

89 Great South Road, Papatoetoe, Manukau City, Auckland



- Add value investment with holding income from two tenancies
- Fee Simple, Business Town Centre zoned 1,113sqm (more or less)
- Resource consent for first floor accommodation
- Close to motorway systems and public transport networks

Located in close proximity to Hunters Plaza and the Papatoetoe Town Centre, this retail/office building at 89 Great South Road is the perfect opportunity for owner occupiers and/or add value investors to take advantage of Papatoetoe's ongoing growth and rejuvenation.

With resource consent in place for first floor accommodation, there are plans for a total of ten units consisting of a mix of both studio and two bedroom units, and this is further supported by fourteen car parks the property is accompanied by.

Property Details	
Land Area	1,113sqm (more or less)
Floor Area	820sqm (more or less)
Car Parks	21
Zoning	Business Town Centre

Tenancy Details	
Holding income (\$34,000pa net) in place from two office tenancies occupying 25% of the property. Full details are available upon request.	

Sale Summary	
Marketed in Total Property, likely buyers from our existing database were targeted and the property was bought at the campaign launch by a local add value investor.	

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

Tony Chaudhary
+64 21 995 121
tony.chaudhary@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1902505**

Early Learning Centre investment opportunity

19 Wakelin Road, Beachlands, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



- Purpose built centre completed October 2018
- Proven and experienced operator
- New 15 year lease commencing February 2020 plus further rights of renewal until 2045, with built in growth and rental bond
- Currently returning \$132,000 p.a. plus GST and Outgoings

Attention all passive investors, this is an opportunity to secure a hands off, bottom drawer investment in Beachlands. Purpose built to high specifications (100% of NBS, Grade A Seismic Rating), This stunning new centre is extremely well presented, in an rapidly developing suburb, with strong growth.

Currently licensed for 50 Children, with maximum capacity of 60 Children (subject to approval by Minister of Education). The property is located next to Beachlands School, minutes to the Pine Harbour Marina and the recently completed Beachlands shopping centre. Approximately 18km to Botany Town Centre and 37km to the Auckland CBD.

New and seasoned investors should take advantage of this long term passive investment opportunity.

Property Details

Land Area	1,012sqm (more or less)
Floor Area	358sqm (more or less)

Sale Summary

A purpose built Childcare centre, with construction completed late 2018. A brand new 15 year lease, signed by a proven and experienced operator. The property was successfully sold under the hammer for \$2,660,000, purchased by a local investor.

Sold by

Auction (unless sold prior)

Bayleys House, 30 Gaunt Street, Auckland, New Zealand

Sale price

\$2,660,000

Yield

4.96%

Source of Purchaser

Established Client

Purchaser Profile

Passive Investor

Jarrod Qin

+64 21 915 797

jarrod.qin@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Nicolas Ching

+64 21 396 890

nicolas.ching@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690327

Secure medical investment

149A Kirkbride Road, Mangere, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



- Freehold medical investment in the heart of the Airport commercial precinct
- Occupied by 'Local Doctors' - nearly 40 clinics throughout Auckland
- Returning \$98,463pa plus GST and outgoings
- Healthcare properties underpinned by strong market fundamentals will continue to be resilient

Part of a popular commercial/retail complex strategically positioned in the heart of the Airport Oaks precinct. The complex is home to a mix of medical tenancies and food/beverage tenants to serve the wider Mangere community that is rapidly growing.

Featuring a net lettable area of approximately 347sqm (more or less), the property has been utilised as a medical practice since 2006. The 'Local Doctors' tenancy is producing an annual income of \$98,463 plus GST and outgoings with a six year lease in place.

Property Details

Floor Area	347sqm (more or less)
Zoning	Business Light Industry

Tenancy Details

Currently returning \$98,463pa plus GST and outgoings. Full information is available upon request.

Sale Summary

Multiple offers were received at the deadline after targeting existing medical clients and investors with interest from neighbouring property owners and tenants. The property was purchased by a local investor.

Sold by

For Sale by Deadline Private Treaty (unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price

\$1,870,000

Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1902577](https://www.bayleys.co.nz/1902577)

Stop the press

8B Earl Richardson Avenue, Wiri, Auckland

SOLD

**Total
Property
Case Study**



- Prime industrial location
- Established tenant
- Prominent street frontage

8B Earl Richardson Avenue, Wiri offers an excellent investment opportunity in the thriving industrial sector. The well-presented 300sqm (more or less) building comprises both offices and warehouse holding a prominent position in the heart of Manukau's industrial suburbs.

Home to United Printing servicing Auckland for almost 20 years. Returning \$50,000 + GST and OPEX this easy-care investment cannot be overlooked.

Property Details

Floor Area	300sqm (more or less)
Zoning	Business - Light Industry

Tenancy Details

Name of Tenant	United Printing 2015 Limited
Commencement Date	20th October 2015
Rights of Renewal	Three (3) of three (3) years
Net Rental	\$50,000pa + GST and OPEX

Sale Summary

Good response from the magazine and subsequent online marketing. Received a pre-auction offer that was acceptable to the Vendor, we brought the auction forward and the property sold to the client who made the pre-auction offer.

Sold by

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

Sale price

\$1,075,000

Yield

4.65%

Source of Purchaser

Total Property Magazine

Purchaser Profile

Passive Investor

Josh Smith

+64 27 229 8865
josh.smith@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Tony Chaudhary

+64 21 995 121
tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Tom Davison

+64 21 880 733
tom.davison@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2311367**

Add value or occupy in town centre location

Unit C, 166 Great South Road, Manurewa, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Two level retail/office building with the potential to split into multiple tenancies
- Surrounded by well established neighbouring tenants such as Westpac Bank, Southmall Shopping Centre and New Zealand Post
- Dominant road frontage with 19 car parks
- Ex ANZ Bank with an A+ IEP (seismic) rating

Located in the busy Manurewa town centre, this 780sqm retail and office building is perfectly suited for a range of users including medical, gyms, food and beverage providers and professionals etc.

There is generous car parking at the rear of the property and it is within minutes from the Manurewa Train Station and Manurewa Southmall shopping centre. A high growth area, experiencing a period of rapid redevelopment and rejuvenation, this position on Great South Road is prime for the taking.

Property Details

Floor Area	780sqm (more or less)
Car Parks	19
Zoning	Business Town Centre

Tenancy Details

For sale with vacant possession

Sale Summary

A comprehensive Total Property Deadline Private Treaty marketing campaign was undertaken and multiple offers were received at the Deadline as a result of targeting over 100 potential purchasers. Ultimately the property was purchased by a local add value investor.

Sold by

For Sale by Deadline Private Treaty
(unless sold prior)

2 Harris Road, East Tamaki,
Auckland, New Zealand

Sale price

\$2,000,000

Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Amy Weng

+64 21 177 3422

amy.weng@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902402

Home, income and lifestyle in Tamahere

107 Duncan Road, Tamahere, Waikato



- Enjoy a rural lifestyle with ample shedding and three paddocks on nearly 11,000sqm of prime Tamahere countryside
- Separate six-bedroom accommodation wing consented to accommodate up to 15 people
- Five-bedroom home featuring two bathrooms, open plan kitchen and living

Positioned amongst some of the Waikato's finest lifestyle properties, and nestled securely into the golden triangle. With a five-bedroom home, six-bedroom accommodation wing, enormous shedding and lush paddocks, there's no shortage of space or options. Home and income opportunities immediately spring to mind. Shedding for a weekend hobby or work-from-home scenario is clear. Ultra-tempting for large family living, the lifestyle this property affords is remarkable. The accommodation wing includes two double rooms, two queen rooms and two family rooms, bathrooms, a central living hub with full kitchen and office space.

Property Details	
Land Area	1.0828ha
Floor Area	580sqm (approximately)

Tenancy Details
This property is for sale with vacant possession.

Sale Summary
A marketing campaign was run through both commercial and residential online and print media. The campaign generated approximately 12 enquiries and a couple of tenders were submitted on closing. This resulted in a great result for our vendors.

Sold by
Tender (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$1,300,000

Source of Purchaser
Local Newspaper

Purchaser Profile
Owner occupier SME

Rebecca Bruce
+64 21 063 5165
rebecca.bruce@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Jordan Metcalfe
+64 21 0847 8920
jordan.metcalfe@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Sarah Adams
+64 21 646 901
sarah.adams@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2311368

Video available

Rural investment oozing potential

4711-4715 State Highway 29, Matamata, Waikato



SOLD

**Total
Property
Case Study**

Boundary lines are indicative only

- Multiple rural essential service tenants
- Further development potential
- Productive cropping land

This trifecta of an investment is a three-way winner collectively returning circa \$285,000 pa + GST net. Potential exists for future development and leasing opportunities. The package comprises three diverse properties on individual titles in prime dairy country. Winton Stockfeeds Limited and Animal Bedding Supplies are based on an 8ha (more or less) site along with Agrivision occupying a 2,300sqm (more or less) warehouse. Further returns are generated through productive cropping on 29.330ha (more or less) of leased land. Rounding off this astute investment is a large modern family home sitting on 7,002sqm more or less lifestyle clock and a rented cottage.

Property Details	
Land Area	38.032ha (more or less)
Floor Area	Multiple buildings

Tenancy Details
Multiple tenants returning circa \$285,000pa + GST net. Full tenancy details are available on request.

Sale Summary
Was originally listed last year with a substantial marketing budget but was withdrawn before tender date. We refreshed the listing again this year with another comprehensive marketing campaign again. Good interest was created from the marketing and on closing there were seven tenders to be considered.

Sold by
Tender (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$6,000,000

Source of Purchaser
Phone call

Purchaser Profile
Passive Investor

Josh Smith
+64 27 229 8865
josh.smith@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Rebecca Bruce
+64 21 063 5165
rebecca.bruce@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2311372**

Opportunity in every option

38 Saleyards Road, Matawhero, Gisborne

SOLD

**Total
Property
Case Study**



- Modern building built in 2013
- 70sqm of mezzanine floor offices and amenities
- 153sqm across three rooms on ground floor
- 316sqm of workshop floor with two roller doors
- Located 400m from State Highway 2 and State Highway 35

This very versatile industrial zoned property presents numerous opportunities to the discerning buyer. Utilise as a perfect entry-level yard, workshop and offices for a contractor, an easily tenant-able property investment for the savvy investor, or an add-value proposition with potential for more workshop space or concrete yards - the list goes on.

With very little competing stock in the Gisborne region, this 589sqm modern building on a 2,698sqm site of Rural Industrial zoned land is not to be missed.

Property Details	
Land Area	2,698sqm (more or less)
Floor Area	589sqm (more or less)
Zoning	Rural Industrial A

Tenancy Details	
For sale with vacant possession.	

Sale Summary	
The five week campaign was centered around the Total Property portfolio which generated a significant amount of enquiry. The property attracted 31 interested parties with 19 of those requesting Tender docs, and multiple tenders submitted.	

Sold by

Tender (will not be sold prior)

10 Reads Quay, Gisborne, New Zealand

Sale price

\$1,250,000

Source of Purchaser

Database

Purchaser Profile

Developer

Mike Florance

+64 21 222 8053

mike.florance@bayleys.co.nz

BOUSFIELD MACPHERSON LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2751759

Freehold, standalone, own your own

221 Newlands Road, Newlands, Wellington

SOLD

**Total
Property
Case Study**



- Owner-occupier opportunity
- Workshop and office
- Roller door rear entry off service lane
- Seismically compliant
- GV \$565,000

This tidy little gem is perfect for a small business who wants to own their building. It will suit a wide range of uses and is affordable - considering the Wellington CBD, Porirua and Petone are just 10 minutes away.

The first floor office offers a perfect place for administration while the ground floor workshop/warehouse could suit a trades business through to storage.

Property Details	
First Floor Area	143sqm
Warehouse Area	201sqm
Total Floor Area	344sqm
Car Parks	Two (2)
Zoning	Centre

Tenancy Details

This property is for sale with vacant possession with a potential rental of approximately \$65,000pa + GST.

Sale Summary

The campaign generated eight tenders, and was sold unconditionally on tender day after successfully advertising in the Total Property magazine, Dominion Post and all online portals included in the package.

Sold by Tender

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

Sale price
\$900,000

Bhakti Mistry

+64 27 453 0992

bhakti.mistry@bayleys.co.nz

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

Fraser Press

+64 21 328 138

fraser.press@bayleys.co.nz

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

[bayleys.co.nz/3252995](https://www.bayleys.co.nz/3252995)

Bite-sized industrial sections

410 Eastern Hutt Road, Silverstream, Wellington



- Three industrial freehold sections for sale
- Sections sized from 795sqm up to 2,250sqm
- Hot new industrial location only minutes to State Highway 2
- Designed as perfect storage yards or building platforms

Silverstream Business Park is a hot new industrial location and the scarcity of industrial land throughout Wellington which sets this rare opportunity apart. Three freehold sections remain in this recently established business park which is characterised by quality occupiers including Fliways, Northpower, Hirepool, Elgas and Wellington Electricity. Take your choice from a site of 795sqm or amalgamate two or three lots to create what you need. With freehold industrial sections nearing extinction in the Wellington Region these remaining pockets lend themselves to be the perfect contractor’s yard or design build sites.

Property Details			
	Lot 13	Lot 14	Lot 15
Land area	836sqm	919sqm	795sqm
Zoning	Industrial		

Tenancy Details
These sections are for sale with vacant possession.

Sale Summary
Six industrial sections sold via private treaty over an eight week marketing campaign to a range of owner occupiers.

Sold by
Price by Negotiation

Fraser Press
+64 21 328 138
fraser.press@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Ethan Hourigan
+64 21 427 601
ethan.hourigan@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3252993**

Get a lot for not a lot

9 Scott Court, Stokes Valley, Lower Hutt

SOLD

**Total
Property
Case Study**



- Two shops with holding income
- Popular suburban location
- Ideal entry-level investment or owner-occupier opportunity
- Potential net rental of \$18,000pa net + GST

Configured as two retail shops, it is a fabulous opportunity to lease up, or even occupy for yourself.

Located on the south side of the ever popular Scott Court shopping precinct, it benefits from neighbours such as New World and Professionals Real Estate.

With a floor area of 110sqm and a car park at the rear, the potential rental fully leased is \$18,000pa net + GST making it one of the more affordable opportunities to come to the market in a long time.

Property Details	
Floor Area	110sqm
Car Parks	One (1)
Zoning	Suburban Commercial

Tenancy Details

Leased to casual tenants on varying terms, full tenancy details are available on request.

Sale Summary

873 internet hits, 47 enquiries. Multiple offers received after calling time. Promptly sold unconditionally to the highest unconditional bidder.

Sold by
Price by Negotiation

Sale price
\$260,000

Paul Cudby
+64 21 421 374
paul.cudby@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Bhakti Mistry
+64 27 453 0992
bhakti.mistry@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3252994**

Often sought – seldom found

Unit 7C, 33 Kaiwharawhara Road, Kaiwharawhara, Wellington

SOLD

**Total
Property
Case Study**



- Multi-use unit in a popular complex
- Car parks at door
- RV \$510,000
- For sale with vacant possession

This versatile unit in the popular K-Road Depot is a must view for all owner-occupiers and add-value investors.

Whilst it's perfect as a small office suite, it could easily be transformed into the likes of a trade-based sales depot or a boutique showroom, through to tradie's workshop or a lock-up for your toys.

Its location is ideal for those wanting to be close to the CBD, but also have easy access to the Hutt Valley and all points north.

Sold by Tender

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

Sale price
\$520,000

Bhakti Mistry

+64 27 453 0992
bhakti.mistry@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3252996**

Property Details

Floor Area	180sqm
Car Parks	Three (3)
Zoning	Business 1

Tenancy Details

This property is for sale with vacant possession.

Sale Summary

Another successful Total Property campaign with the majority of enquiries coming from all online portals. Numerous enquiries and inspections, with the property being sold unconditionally on tender day.

Mortgagee says sell

44a and 46 Ribble Street, Island Bay, Wellington



- Land area 6,984sqm plus a half share of 1,170sqm
- Subdivide or develop – you choose
- Popular Wellington Suburban location
- Outer Residential zoning

At 6,984sqm plus half share of 1,170sqm this property combines scale and location giving you something to get your teeth into.

It has an elevated position in one of Wellington’s preferred residential locations, the ever-popular suburb of Island Bay.

This locality combines the benefits of proximity to both beach and CBD with the convenience and atmosphere of a village complete with a local supermarket and boutique shopping precinct.

With residential development sites in short supply this represents a fantastic chance for you to unlock the potential of this unique property.

Property Details	
Land Area	6,984sqm plus a half share of 1,170sqm
Zoning	Outer Residential

Tenancy Details	
For sale with vacant possession.	

Sale Summary	
2,178 internet hits and 57 enquiries, with multiple tenders received. Sold unconditionally at tender.	

**Sold by
Tender**
Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price
\$165,000

Mark Walker
+64 21 320 280
mark.walker@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Paul Cudby
+64 21 421 374
paul.cudby@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3252989

High profile Stoke industrial investment

8 Saxton Road, Stoke, Nelson



- 13,215sqm (more or less) land area
- Leased to three national tenants returning \$393,726 net annual income
- Practical high clearance clear span warehouse/factory areas
- Fire sprinkler system installed
- Additional land for subdivision or further development

This property includes a large-scale warehouse facility, currently fully tenanted under three separate leases. There are three stand-alone warehouse/storage/factories, all having easy vehicle access. Situated on the corner of Saxton Road and Nayland Road and adjacent to Whakatu Drive, the property is located within the Tahunanui/Stoke industrial zoned area which is close to Nelson and Richmond retail centres, and has easy access to State Highway 6. There is a resource consent issued to subdivide the section.

Property Details	
Land Area	13,215sqm (more or less) land area
Floor Area	5,797sqm (approximately)
Car Parks	23
Zoning	Industrial - Nayland Road South Area

Sale Summary
The property was advertised in Total Property Issue 4 and generated an excellent level of enquiry resulting in three tenders from out of town.

Sold by
Tender (unless sold prior)
288 Trafalgar Street, Nelson, New Zealand

Sale price
Confidential

Yield
7.57%

Source of Purchaser
Total Property Magazine

Doug McKee
+64 27 442 6927
doug.mckee@bayleys.co.nz
VINING REALTY GROUP LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**4002908**

Strategic land investment - brilliant location

519 Moorhouse Avenue, Waltham, Christchurch, Canterbury

SOLD

**Total
Property
Case Study**



- 4,092sqm Industrial General zoned land
- Dual street frontages, with excellent street exposure
- Excellent fringe CBD location
- Two titles

Location is key to this prime investment. Situated on sought-after Moorhouse Avenue and Ferry Road this large landholding is home to Endacott Motor Group who have committed to a long-term lease of the property, which includes smart office spaces, workshop and significant room to display vehicles.

Property Details

Land Area	4,092sqm
Floor Area	200sqm (approximately)

Tenancy Details

Name of Tenant	Endacott Motor Group Limited
Term of Lease	10 years
Commencement Date	1st October 2017
Review Date	1st October 2021, 2023, 2025
Net Rental	\$192,157 + GST and OPEX

Sale Summary

Purchased as a passive investment by a well-established family that has a strong tie with Bayleys Real Estate.

Sold by
Price by Negotiation

Sale price
\$2,900,000

Yield
6.62%

Source of Purchaser
Established Client

Purchaser Profile
Passive Investor

Nick O'Styke
+64 27 696 9801
nick.ostyke@bayleys.co.nz
WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Harry Peeters
+64 27 374 1194
harry.peeters@bayleys.co.nz
WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**5512478**

Dunedin's commercial 'Golden Mile'

475 Andersons Bay Road, South Dunedin, Otago



- Prime location on busy Andersons Bay Road
- Many national tenants in surrounding neighbourhood
- Single storey with access to rear yard
- Vacant possession is ideal for location of new business

Here is a grand opportunity for developers and owner-operators. Andersons Bay Road contains many national and international businesses. All fast food franchises are represented here including McDonald's, KFC, Burger King, Wendy's, Domino's, and Subway. Big box retailers include Mitre 10 Mega, The Warehouse, Bunnings, and Placemakers. Three supermarkets and numerous other service businesses. All the major automotive marques are located in this area.

This is one of Dunedin's prime business precincts.

The building is in good condition, constructed of concrete block, and steel portal frames with iron roof. It is ready for redevelopment.

Property Details	
Land Area	819sqm (more or less)
Floor Area	540sqm (approximately)
Zoning	Trade Related

Sale Summary
During this campaign we advertised in the Otago Daily Times, Trade Me and realestate.co.nz utilising feature packages. We had reasonable interest, generating approximately 15 enquiries. We fielded multiple Tenders and sold the property to an unconditional buyer.

Sold by
Tender (will not be sold prior)
308 Highgate, Roslyn , New Zealand

Sale price
\$951,000

Robin Hyndman
+64 27 488 8450
robinh@bayleymetro.co.nz
OTAGO REALTY GROUP LTD, BAYLEYS METRO,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/4570133

