



BAYLEYS

# TOTAL property

**80% UNCONDITIONALLY SOLD**  
With More Sales Pending  
Sales between **\$830,000** and **\$6,810,000**  
Total Property Issue 6, 13<sup>th</sup> September 2017, Bayleys House Auction Room

## THE MALL REBORN

How town centre thinking is saving the suburban shopping mall.

## FUTURE OF REAL ESTATE

Smart buildings, asset class disruptors and Facebook as a mortgage broker.

## FEATURING

THE LATEST COMMERCIAL  
PROPERTIES AND  
BUSINESSES FOR SALE FROM  
AROUND NEW ZEALAND

ISSUE 6 - 2017



# Auction Results

**Bayleys House, 30 Gaunt Street, Auckland 11am, Wednesday 13th September 2017**

**SOLD \$3,440,000**



Boundary lines are indicative only

**Papakura** 303-305 Great South Road

High profile main road site with wide frontage. Returning net \$161,740pa + GST with a new four year lease. Sizeable land area of 2,023m<sup>2</sup>, zoned Business Mixed Use. Superb location along the main retail strip of Great South Road, a short distance from Papakura Train Station and Southern Motorway. A superb opportunity to purchase a standalone investment with long-term development potential.

bayleys.co.nz/1683848 Yield: 4.7%

**Quinn Ngo**

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BAYLEYS REAL ESTATE LTD,  
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**Matt Lee**

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**Piyush Kumar**

027 410 4750  
BAYLEYS REAL ESTATE LTD, PAKAPURA,  
LICENSED UNDER THE REA ACT 2008

**SOLD \$1,400,000**



Boundary lines are indicative only

**Onehunga** 12 George Terrace

Standalone 515m<sup>2</sup> Industrial building that has been recently refurbished. Situated on a 521m<sup>2</sup> freehold site in Central Onehunga in a zone that allows for live/work/residential by right. For sale with Vacant possession - Will suit owner occupier or add value investor.

bayleys.co.nz/1683645

**James Valintine**

021 023 71 868  
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**William Gubb**

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**SOLD \$830,000**



Boundary lines are indicative only

**Warkworth** Unit 22A and 22B, 67 Auckland Road

Brand new opportunity in high profile complex along State Highway 1. Tenanted by Vivo Hair & Beauty with a new eight year lease. Returning \$49,100pa + GST with annual 3% fixed rental increase. Tenants in complex include McDonald's, BP, Domino's, Coffee Club, Tank Juice, Educare Childcare and St Pierre's Sushi.

bayleys.co.nz/1683854 Yield: 5.9%

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**James Chan**

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**Henry Napier**

021 024 64785  
MACKYS REAL ESTATE LTD, BAYLEYS,  
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**SOLD \$6,810,000**



Boundary lines are indicative only

**St Johns** 121 Morrin Road

This tidy 1,990m<sup>2</sup> warehouse with six roller doors, good yard, parking and 262m<sup>2</sup> office on a 4,755m<sup>2</sup> site is centrally located amidst a high density residential catchment. This makes the property suitable for a range of businesses, subject to zoning guidelines. This building also enjoys convenient access to arterial roads and public transport.

bayleys.co.nz/1901324

**Jamsheed Sidhwa**

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**Luke Carran**

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**James Valintine**

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**SOLD \$2,000,000**



Boundary lines are indicative only

**East Tamaki** 20 Ra Ora Drive

4,885m<sup>2</sup> of Fee Simple, rectangular land zoned Business 5, Light Industry. This land is metaled and has an electric fence with a sliding electronic security gate. Ideal for small industrial development or container/freight yard and vehicle storage. Easy access to Ti Rakau Drive via Cryers Road and onto the S.E. Arterial.

bayleys.co.nz/1901387

**John Bolton**

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**Roy Rudolph**

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**Katie Wu**

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**SOLD \$1,867,000**



## **Birkenhead** 49-55 Birkenhead Avenue

The property returns \$112,070pa + GST from five separate tenants situated in central Birkenhead locality within close proximity to Auckland CBD. The property comprises a floor area of 481m<sup>2</sup> (approximately) and land area of 802m<sup>2</sup> (more or less) with Town Centre Zoning (21m height) under Auckland Unitary Plan (OP).  
bayleys.co.nz/1501154    **Yield: 6.0%**

**Michael Nees**

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**David Huang**

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**Oscar Kuang**

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**SOLD \$3,220,000**



## **Parnell** 11 Farnham Street

North-facing modern four level standalone property situated within Double Grammar Zone. First time on the market since it was built 10 years ago. Private lift with large penthouse apartment over top two floors. A closed-in conservatory looking over partial sea view. Large five-six car garage plus secured yard parking on the Ground Floor. Partitioned office with wooden floor and amenities on Level 1.  
bayleys.co.nz/1683375

**Millie Liang**

021 968 128  
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**SOLD \$1,520,000**



## **Takanini** 305 Great South Road

An exceptional opportunity to take a commanding position in Takanini and capitalise on the many new developments in this growing area. Takanini has long been regarded as one of the most popular areas in South Auckland for shopping. The upcoming vacant possession leaves the new owner with plenty of options.

bayleys.co.nz/1970511

**Shane Snijder**

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**Peter Migounoff**

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**AVAILABLE**



## **Browns Bay** 755 Beach Road

Standalone building of 70m<sup>2</sup> (approximately) on fee simple title. This location is exposed to a high volume of vehicle traffic with front and rear parking available onsite. Fully equipped commercial kitchen suitable for food retail. Good access to the motorway from the Browns Bay commercial and residential areas. Ideal for owner occupiers or investors to secure an excellent opportunity.

bayleys.co.nz/1501135

**Ranjan Unka**

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**Anna Radkevich**

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**AVAILABLE**



## **Albany** Unit 2A, 372 Rosedale Road

Total floor area 186.7m<sup>2</sup>, six car parks, net rental \$58,209 pa + GST and outgoings, rights of renewal, two further terms. High profile professional premises; tenanted investment in a sought-after location; functional office layout with excellent amenities and good natural light.

bayleys.co.nz/1501095

**Matt Mimmack**

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**Eddie Zhong**

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## Listings withdrawn

### WITHDRAWN



### WITHDRAWN



### Unsworth Heights Shop 7, 1 Greenwich Way

New three year lease from 1st April 2017. Well-established tenant secured with personal guarantee. Returning \$51,520pa + GST (with built-in rental growth). Outstanding new fit out. 186m<sup>2</sup> (approximately) unit in a well located retail strip. bayleys.co.nz/1501149

**Dean Gilbert-Smith**

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**Adam Curtis**

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### Henderson Unit FB, 111 Lincoln Road

New six year lease with assured annual rent growth. Established international brand, "Petstock", as tenant. Neighbouring tenants include; Noel Leeming, Warehouse Stationery, Harvey Norman, Spotlight, The Warehouse, etc. Returning \$105,000pa net. Earthquake rating 100% of NBS. A fantastic opportunity to acquire an excellent investment with great credentials. Brand new modern fit out.

bayleys.co.nz/1901401

**Tony Chaudhary**

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**James Chan**

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**BAYLEYS**

## Auctioneers: Richard Valintine Daniel Coulson Sam Steele

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**Unit Titles Act 2010:** Prospective purchasers wishing to bid at auction on Unit Title properties acknowledge that they have sighted and approved the pre-contract disclosure statement pursuant to section 146 of the Unit Titles Act 2010 and that the obligation of the vendor under the Act has been met.