

TOTAL property

BAYLEYS

59% UNCONDITIONALLY SOLD

With More Sales Pending

Total Sales Value (Auckland) in Excess of \$23 Million

Total Property Issue 7, 25th October 2017, Bayleys House Auction Room

THE IT CROWD

Why New Zealand has the potential to become a world-class data storage hub.

INDUSTRIAL STRENGTH

Competition for industrial space is high – can developers keep pace with demand?

FEATURING

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

ISSUE 7 – 2017

Auction Results

Bayleys House, 30 Gaunt Street, Auckland 11am, Wednesday 25th October 2017

SOLD \$1,408,000



Boundary lines are indicative only

Henderson Unit 6 and 7, 42 Paramount Drive

Superb location off Lincoln Road, Henderson. For sale with vacant possession, motivated vendor. Two units 280m² (approximately) sold as one. Restaurant building consent granted. The successful purchaser is provided with several options - utilise the total space or establish two retail shops including restaurant.
bayleys.co.nz/1501159

David Han

021 498 924

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER REA ACT 2008

Terry Kim

027 471 1446

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER REA ACT 2008

Matt Lee

021 151 5505

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

SOLD \$2,090,000



Takapuna 58-60 Jutland Road

Herein lies a rare opportunity to purchase a diversified commercial asset. Currently returning \$100,088pa + GST, with future development upside under the AUP (OP) zoning and possible rental growth. Located just off Lake Road, the main arterial linking Takapuna and Devonport, the property is an attractive suburban retail destination positioned in an affluent residential catchment.

bayleys.co.nz/1501216

Yield: 4.7%

Adam Curtis

021 720 997

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

Damian Stephen

021 808 092

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

Nick Howe-Smith

021 624 524

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

SOLD \$2,305,000



Penrose 25 Walls Road

Returning \$106,302 + GST p.a. (net) with a new six year lease from 01/10/2017. Well established import and distribution tenant in this location with R.O.R. 1037m² freehold site with excellent street frontage to Walls Road. Modern low maintenance multi purpose building incorporating high stud warehousing and office.

bayleys.co.nz/1684028

Yield: 4.6%

Mike Adams

021 977 527

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

SOLD \$1,960,000



Onehunga 360 Onehunga Mall

Modern freehold standalone investment property in high profile position. Fully leased to established tenant, returning \$93,712.50 + GST p.a. with growth. 538m² fee simple land holding zoned Terrace Housing and Apartment Building. Established liquor store with accommodation above.

bayleys.co.nz/1684011

Yield: 4.7%

Ken Hu

021 117 7288

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

Damien Bullick

022 420 6845

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

Alan Haydock

021 532 121

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

SOLD \$2,650,000



East Tamaki 46 Neilpark Drive

Total Warehouse/Office floor area (approximately) 1,012m² and land area 2,100m². Includes short term holding income. Located in Neilpark Drive the property is only minutes from the Highbrook Southern Motorway connection and well placed for easy access to Ti Rakau Drive.

bayleys.co.nz/1901429

Katie Wu

027 230 7895

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

John Bolton

021 925 016

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

Roy Rudolph

021 710 985

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

AVAILABLE



Mt Eden 54 Mt Eden Road

A beautiful freehold standalone on the vibrant and sought-after Mount Eden Road. Immaculately presented 130m² (approximately) villa with three onsite car parks plus a garage. 400m² Mixed Use zone site in Grammar Zone providing considerable future upside.

bayleys.co.nz/1684043

Alan Haydock

021 532 121
BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

Phil Haydock

021 192 2233
BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

Damien Bullick

022 420 6845
BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

The following auctions will not commence before 12pm

AVAILABLE



Birkenhead 221-225 Hinemoa Street

Diversified investment or home and income, partially tenanted with a net return of \$122,304pa + GST from the established commercial tenant. The commercial component comprises an award winning medi-spa and beauty salon accompanied by two small retail shops with frontage to Hinemoa Street. Lavish penthouse apartment with sweeping views of the Hauraki Gulf. Opportunity not to be missed.

bayleys.co.nz/1501261

James Kidd

021 157 3831
DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

Michael Nees

021 182 3085
DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

SOLD \$4,040,000



Boundary lines are indicative only

Takapuna 398 Lake Road

Total land area of 888m² (more or less) located in the heart of Takapuna. Well-established tenant in occupation for over 20 years. Total net rental \$165,000pa + GST, new six year lease with further rights of renewal. Excellent opportunity for an investor to enhance their existing portfolio with a future view to potentially redevelop the site under the Mixed Use zoning.

bayleys.co.nz/1501260

Yield: 4.0%

Ranjan Unka

021 711 755
DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

Tonia Robertson

021 619 200
DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

SOLD \$3,610,000



Boundary lines are indicative only

Takapuna 400 Lake Road

Standout, well-presented character building. Freehold standalone site 890m² (more or less) located in the heart of Takapuna. Fully leased with a further five and a half (5.5) year term with a well-established multi-service law firm as the tenant. The site contour is near level with the roadside and presents excellent future potential for multi-level redevelopment under the favourable Mixed Use AUP (OP) zoning.

bayleys.co.nz/1501322

Yield: 2.6%

Tonia Robertson

021 619 200
DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

Ranjan Unka

021 711 755
DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

AVAILABLE



Auckland Central Unit S, 85-93 Customs Street West

Outstanding investment with iconic Soul Bar as tenant. Nine year lease with further rights of renewal. Annual rent reviews to CPI plus fixed increases. Net rental \$437,500 p.a plus GST with tenant paying all outgoings including ground rent. Strategic location for the next Americas Cup.

bayleys.co.nz/1684018

Mark Pittaway

021 721 119
BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

AVAILABLE



Boundary lines are indicative only

Wiri Unit 4, 55 Ash Road

Located in the heart of Wiri's industrial precinct, this modern and well presented 200m² unit offers add value investors and owner occupiers a great opportunity to secure such a sought-after property. Wiri is fast becoming the preferred location for many occupiers due to the ease of access to South Auckland's main arterials, Southern and South Western motorways, and the Auckland International Airport.

bayleys.co.nz/1901315

Karl Price

021 552 503
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Nick Bayley

021 174 2440
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

SOLD \$2,300,000



Boundary lines are indicative only

Birkenhead 60-62 Mokoia Road

Affordable split risk investment returning \$131,018.33pa + GST from three separate tenants with significant rental upside. AUP (OP) Town Centre zoning (21m height limit) on a land area of 405m² (more or less). The property presents a fantastic opportunity for the discerning investor to purchase an investment with value to add and rewards to be reaped.

bayleys.co.nz/1501256

Yield: 5.6%

Michael Nees

021 182 3085

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

Nick Howe-Smith

021 624 524

DEVEREUX HOWE-SMITH REALTY LTD,
BAYLEYS, LICENSED UNDER THE REA ACT 2008

AVAILABLE



Boundary lines are indicative only

Papakura 80 Hunua Road

Returning \$360,000pa + GST. Substantial building of 6302.50m² and land area of 9453m² (more or less). The greater Papakura area is enjoying high growth with two high profile developments, Stevenson's Industrial Park in Drury and Wesley College housing development. The proposed Mill Road extension will only add to easier access from East Tamaki and Drury.

bayleys.co.nz/1970530

Shane Snijder

021 730 488

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

Peter Migounoff

027 492 0788

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

SOLD \$1,065,000



Boundary lines are indicative only

Penrose 766 Great South Road

Desirable Fee Simple 998m² site. Split-risk investment with medical and professional tenancies. Returning a combined income of approximately \$65,050pa + GST. Only a two minute walk from the Train Station. Seismic (IEP) rating 100% of NBS. Popular central Penrose location.

bayleys.co.nz/1901436

Yield: 6.1%

Tony Chaudhary

021 995 121

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

Janak Darji

021 047 1290

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

James Hill

021 599 529

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

AVAILABLE



Auckland Central Ground Floor, 16 Viaduct Harbour Avenue

Six year lease to Auckland Council with rights of renewal. Superb ground floor leasehold strata title with car parks. Gross rental \$248,500pa+ GST providing a net income of \$124,026pa + GST. Spectacular views out across the inner Viaduct Harbour.

bayleys.co.nz/1684052

Mark Pittaway

021 721 119

BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

SOLD \$1,650,000



Boundary lines are indicative only

Beachlands 40 Ninth View Avenue

This is a fantastic opportunity for developers to secure a mixed use site just a stones throw away from Pine Harbour Marina. Located in Beachlands the property is situated only 35 minutes from Auckland CBD via ferry and the area has increased in popularity over the past few years with a large amount of ongoing development including the new office and retail complex anchored by Countdown.

bayleys.co.nz/1901444

Yield: 2.2%

Nick Bayley

021 174 2440

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

Dave Stanley

021 326 820

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

AVAILABLE



Dannevirke 69 High Street

The building is an iconic Dannevirke landmark which has been occupied by Westpac for many years and subsequent to a seismic enhancement the bank has entered into a new long term lease with multiple rights of renewal.

bayleys.co.nz/2860939

Rollo Vavasour

021 650 210

EASTERN REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

POSTPONED



Panmure 100 Queens Road

Multi tenanted retail investment. 979m² Freehold site. Built in rental growth. Potential for residential conversion. Returning \$131,181 pa + GST & Outgoings.

New auction date: Wednesday 6th December 2017
bayleys.co.nz/1683018

Mark Pittaway
021 721 119
BAYLEYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

TOTAL PROPERTY COMPLETELY, ABSOLUTELY AND TOTALLY TAILORED TO YOU

GET THE BEST OF TOTAL PROPERTY DIRECT TO YOUR INBOX.

To give you a commercial edge in 2017, you can get
Total Property tailored entirely to your needs.

Simply tell us which aspects of commercial property
you want to know about, and we'll then email all
the properties, sales figures, news and insights each
edition that are of most interest to you.



Sign up to tailored emails from total property today
at bayleys.co.nz/tptailored

BAYLEYS

Auctioneers: Richard Valintine Daniel Coulson Sam Steele

Our auctions are conducted in accordance with the Real Estate Institute of New Zealand Auction Code of Practice (copies available). All properties are offered for sale subject to the Particulars and Conditions of Sale, as made available by the marketing agent (copies available). All properties are offered for sale subject to the Vendors reserve price, unless stated otherwise. Terms of payment: 10% deposit at the fall of the gavel, and the balance payable on the due date specified in the Conditions of Sale. When bidding today you acknowledge full acceptance of the Particulars & Conditions of sale in all respects. If you require any further assistance, our staff are on hand to help you. Buyers are strongly advised that they seek independent reports pertaining to building structure and materials used.

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.