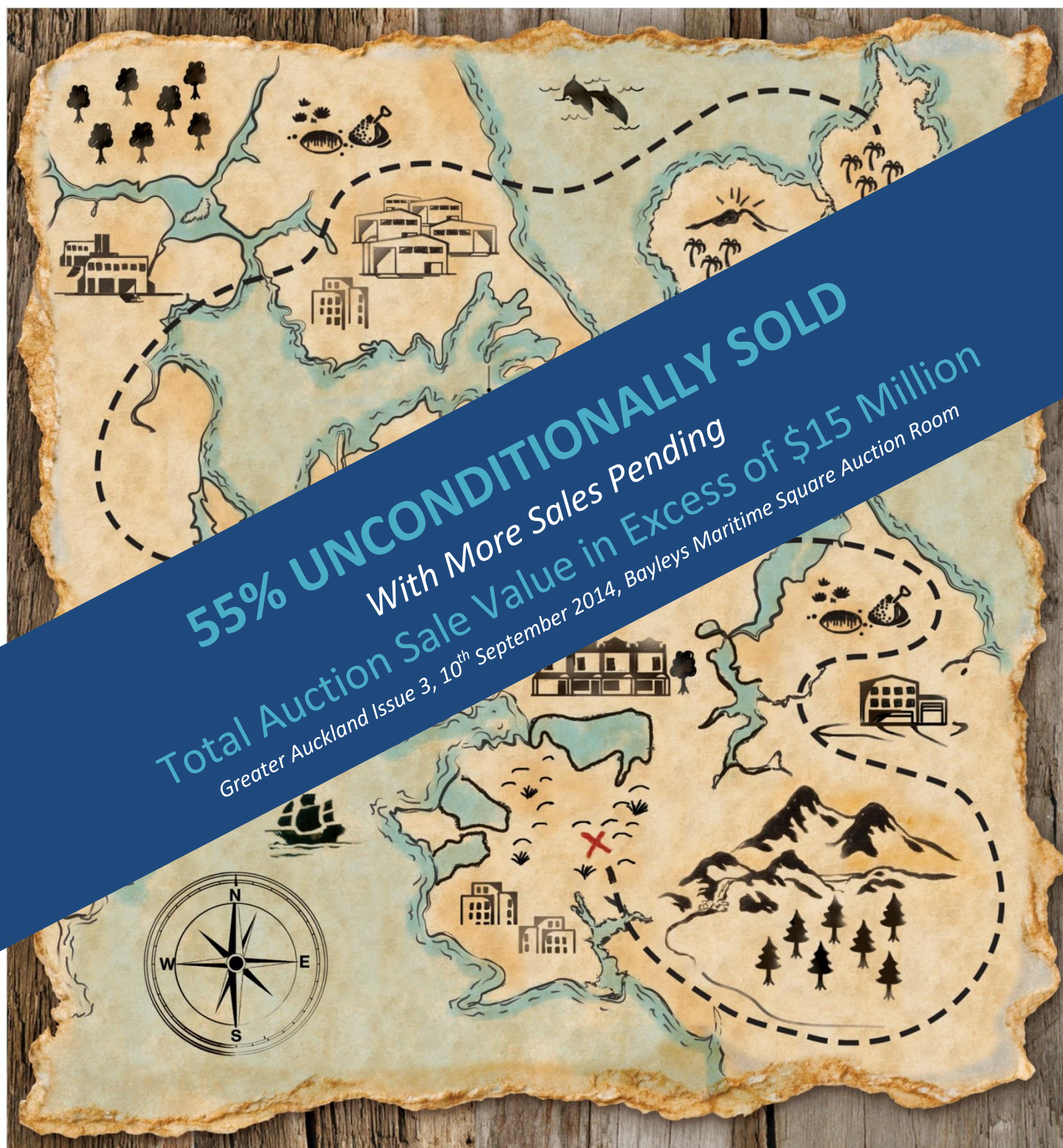


GREATER auckland

BAYLEYS

Commercial Collection

2014 / issue 3



Auckland's Big Challenge

Finding more land for business growth →

For Sale Over 35 properties throughout
the Greater Auckland region →

Maritime Square, Commercial: 11.00am, Wednesday 10 September 2014

LOT 1		<p>HOWICK, 66-78 Vincent Street</p> <p>First time on the market in 50 years. Six tenants returning \$121,749 p.a. + GST and outgoings. High profile corner site with four separate titles. Land area 660m² and floor area of 571.15m². Sale Price: \$2,400,000 Yield: 5.07% www.bayleys.co.nz/1970068</p> <p>Shane Snijder 021 730 488 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p> <p>Tony Chaudhary 021 995 121 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p>
LOT 2		<p>EPSOM, 589 Manukau Road</p> <p>A freehold site of 465m² with resource consent granted for a four bedroom townhouse. Zoned Residential 6 and Local Centre-Greenwoods Corner under the draft Unitary Plan. Sale Price: \$820,000 www.bayleys.co.nz/4109769</p> <p>Mike Adams 021 977 527 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Harry Cheng 021 230 6877 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 3		<p>PAPATOETOE, 196 Great South Road</p> <p>New six year lease to ANZ Bank. Prime position on main arterial. Returning approximately \$140,483 pa. + GST and outgoings. Seismic assessment of 80% NBS. Sale Price: \$2,255,000 Yield: 6.23% www.bayleys.co.nz/347382</p> <p>Nick Bayley 021 174 2440 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>Ben Bayley 021 537 503 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
LOT 4		<p>WAIRAU VALLEY, 197 Archers Road</p> <p>Freehold industrial 937m² site and 645m² office/warehouse. High profile road front property that could benefit from some TLC - bring your paintbrush. Sale Price: \$1,130,000 www.bayleys.co.nz/377030</p> <p>Trevor Duffin 021 245 9731 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Alex Strever 021 673 969 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 5		<p>WAIRAU VALLEY, Unit 3, 170 Wairau Road</p> <p>Nando's, a global branded restaurant in approximately 30 countries. Returning \$73,000 p.a. + GST. Floor area of 189m², front facing Wairau Road. Six year lease from June 2013. Sale Price: \$1,050,000 Yield: 6.95% www.bayleys.co.nz/4109704</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Damian Stephen 021 80 80 92 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 6		<p>WAIRAU VALLEY, Unit 15, 170 Wairau Road</p> <p>Tenanted by Produce Planet, an experienced business operator in Auckland. Returning a net rental of \$85,000 p.a. + GST. Floor area of 335m². Long 10 year lease from December 2013. Sale Price: \$1,260,000 Yield: 6.75% www.bayleys.co.nz/4109706</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Damian Stephen 021 80 80 92 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 7		<p>EPSOM, Unit F, 395 Manukau Road</p> <p>High profile 228m² retail outlet on Manukau Road. Renewed three year lease with four rights of three years. Returning \$55,825 p.a. + GST and outgoings. Sale Price: \$768,000 Yield: 7.27% www.bayleys.co.nz/4109731</p> <p>Mark Pittaway 021 721 119 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>

The Following Auctions Will Not Commence Before 12.00pm

LOT 8		<p>MT ROSKILL, 907 & 909 Dominion Road</p> <p>1,606m² freehold site with excellent exposure and mixed use zoning for developer, investor and owner occupier appeal. Two existing tenancies provide income of circa \$112,000 p.a. + GST. Sale Price: \$2,470,000 Yield: 4.53% www.bayleys.co.nz/4109696</p> <p>Mike Adams 021 977 527 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>William Coates 021 730 409 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 9		<p>WAIRAU VALLEY, Unit A, 5 Marken Place</p> <p>Road front office/warehouse in central Wairau Valley location. Functional premises to suit a variety of uses. Total floor area approximately 354m² with six car parks. Available - under negotiation www.bayleys.co.nz/377081</p> <p>Laurie Burt 0274 136 174 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Trevor Duffin 021 245 9731 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 10		<p>PONSONBY, 35A Jerois Road</p> <p>Unique two-level property with a share of a lovely courtyard. Sought after location, offices, residential or live/work - you choose. Will suit a range of residential and/or commercial uses. Sale Price: \$830,000 www.bayleys.co.nz/4109734</p> <p>James Were 021 740 032 Bayleys Real Estate Ltd Licensed under the REA Act 2008</p> <p>Scott Kirk 021 499 661 Bayleys Real Estate Ltd Licensed under the REA Act 2008</p>
LOT 11		<p>MANUREWA, 288 Great South Road</p> <p>Two well established tenants returning \$60,375 p.a. + GST. Level land area of 1,467m², one kilometre from Takanini Interchange/Southern Motorway. Great opportunity in tightly held area. Sale Price: \$871,000 Yield: 6.93% www.bayleys.co.nz/1950130</p> <p>Peter Migounoff 027 492 0788 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p> <p>Shane Snijder 021 730 488 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p>
LOT 12		<p>MASSEY, Unit 2, 2-10 Triangle Road</p> <p>Affordable retail investment with established tenant of over eight years returning \$96,080 p.a. + GST. Forms part of a modern retail complex on a high profile corner position. Sale Price: confidential www.bayleys.co.nz/4109739</p> <p>Damien Bullick 022 420 6845 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 13		<p>EAST TAMAKI, Unit 3A, 24 Harris Road</p> <p>Approximately 178m² industrial unit returning approximately \$19,000 p.a. + GST and outgoings. Zoned Business 6. Three designated car parks. Suitable for a wide range of uses. Available www.bayleys.co.nz/347386</p> <p>Ben Bayley 021 537 503 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>Nick Bayley 021 174 2440 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
LOT 14		<p>WAIRAU VALLEY, 239 Archers Road</p> <p>Perfect investment property to add to your portfolio, returning \$235,208 p.a. net from four separate tenants. Purpose built retail centre constructed with low maintenance materials. Available www.bayleys.co.nz/377095</p> <p>Trevor Duffin 021 245 9731 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>John Algie 021 772 932 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>

LOT 15		<p>EDEN TERRACE, 11 Fleet Street</p> <p>Refurbished villa in two one-bedroom flats currently returning \$39,000 p.a. + GST. Zoned 'Mixed Use' with ability to add to existing villa. An affordable and straightforward investment. Available</p> <p>www.bayleys.co.nz/4109737</p> <p>Damien Bullick 022 420 6845 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Cameron Melhuish 021 479 882 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 16		<p>EDEN TERRACE, 13 Fleet Street</p> <p>339m² (more or less) freehold site with flexible mixed use zoning, allowing residential, commercial or both. Popular location, neighbouring 339m² site also available. Available</p> <p>www.bayleys.co.nz/4109776</p> <p>Damien Bullick 022 420 6845 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Cameron Melhuish 021 479 882 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 17		<p>NORTHCOTE, 46G Northcote Road, Northcote</p> <p>High profile retail investment returning \$90,850 p.a. + GST. Tenant has exercised their 12th May 2016 renewal taking the current term to 11th May 2020. Available - working with interested parties</p> <p>www.bayleys.co.nz/377064</p> <p>Simon Aldridge 021 774 951 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Ranjan Unka 021 711 755 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 18		<p>MANUREWA, Unit N, 255 Browns Road</p> <p>Access from Browns and Roscommon Road. 323m² total floor area (approximately). Zoned Business 5. Air conditioned office space. Short term holding income. Available</p> <p>www.bayleys.co.nz/347388</p> <p>Dave Stanley 021 326 820 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p> <p>Nick Bayley 021 174 2440 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
LOT 19		<p>PAPAKURA, 33 Elliot Street</p> <p>Corner site with dual roller door access. Presently used as one unit with the option to split into two units. Holding income of \$33,351.36 p.a. + GST and outgoings. Available - under negotiation</p> <p>www.bayleys.co.nz/1950127</p> <p>Peter Migounoff 027 492 0788 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p> <p>Piyush Kumar 027 410 4750 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p>
LOT 20		<p>TUAKAU, 60 George Street</p> <p>Large freehold corner site, fully leased with six tenancies. Split risk investment located in the main street of Tuakau. Currently returning \$89,980 p.a. plus GST and outgoings. Available - under negotiation</p> <p>www.bayleys.co.nz/1970069</p> <p>Graeme Moore 021 906 482 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p>
WITHDRAWN		<p>WAIRAU VALLEY, 42-44C Porana Road</p> <p>Sought after industrial, warehouse approximately 420m², first floor office and amenities approximately 140m². Great natural light and well located to various motorway interchanges. Withdrawn</p> <p>www.bayleys.co.nz/377131</p> <p>Ranjan Unka 021 711 755 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>Trevor Duffin 021 245 9731 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p>
LOT 22		<p>WAIRAU VALLEY, 171-181 Target Road</p> <p>Standalone and freehold with rental upside. Huge exposure to a high volume of traffic. A mix of multiple tenants returning \$187,775 p.a. + GST. Ideal for add value investors. Available - working with interested parties</p> <p>www.bayleys.co.nz/377101</p> <p>Ranjan Unka 021 711 755 Devereux Howe-Smith Realty Ltd, Bayleys, Licensed under the REA Act 2008</p> <p>John Algie 021 772 932 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>

LOT 23

SOLD



WAIRAU VALLEY, Unit 9, 170 Wairau Road

Tenanted by Lobi Hair, established in the complex since 2011. Returning a net rental of \$31,000 p.a. + GST. Floor area of 65m². Six year lease from September 2013.

Sale Price: confidential

www.bayleys.co.nz/4109705

James Chan 021 934 054

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

Damian Stephen 021 80 80 92

Devereux Howe-Smith Realty Ltd, Bayleys
Licensed under the REA Act 2008

Listings Sold / Postponed / Withdrawn

SOLD

SOLD



EDEN TERRACE, 24 Karaka Street

The ultimate versatile character villa. Handily located just a short walk from the CBD, this immaculately refurbished property could be your new home, offices or a combination of both.

Sale Price: confidential

www.bayleys.co.nz/4109719

Damien Bullick 022 420 6845

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

Cameron Melhuish 021 479 882

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

POSTPONED



WAIRAU VALLEY, Unit E, 84-90 Hillside Road

For sale with vacant possession suitable for a wide range of business uses. Existing use rights for a fitness centre (26 years). Approximately 480m² floor area including office and amenities.

Postponed until 22nd October 2014

www.bayleys.co.nz/377097

Trevor Duffin 021 245 9731

Devereux Howe-Smith Realty Ltd, Bayleys,
Licensed under the REA Act 2008

John Algie 021 772 932

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

WITHDRAWN



ALBANY, 62 Apollo Drive

A superior standalone industrial building on the ever popular Apollo Drive. Investors and owner occupiers should inspect. Currently returning \$534,050 p.a. + GST and outgoings.

Withdrawn - please contact listing agents

www.bayleys.co.nz/376961

Matt Mimmack 021 229 5878

Devereux Howe-Smith Realty Ltd, Bayleys,
Licensed under the REA Act 2008

Daryl Devereux 021 647 773

Devereux Howe-Smith Realty Ltd, Bayleys,
Licensed under the REA Act 2008

WITHDRAWN



PAPAKURA, 17 Porchester Road

This multipurpose building has a floor area of 546m² and features a reception, offices, lunchroom/kitchen, multiple toilets and a rear warehouse workshop.

Withdrawn - please contact listing agents

www.bayleys.co.nz/1950128

Peter Migounoff 027 492 0788

Bayleys Real Estate Ltd, Counties,
Licensed under the REA Act 2008

Piyush Kumar 027 410 4750

Bayleys Real Estate Ltd, Counties,
Licensed under the REA Act 2008

WITHDRAWN



BIRKENHEAD, 35C Enterprise Street

Three year lease term returning \$18,700 p.a. + GST. Approximately 120m² floor area leased to an established automotive tenant.

Withdrawn - please contact listing agents

www.bayleys.co.nz/377077

Ranjan Unka 021 711 755

Devereux Howe-Smith Realty Ltd, Bayleys,
Licensed under the REA Act 2008

Trevor Duffin 021 245 9731

Devereux Howe-Smith Realty Ltd, Bayleys,
Licensed under the REA Act 2008

AUCTIONEERS:

Richard Valintine

Daniel Coulson

Sabine Davison

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.