

56.5% UNCONDITIONALLY SOLD
With More Sales pending
Total Auction Sale Value (Auckland) in Excess of \$14.5 Million
Total Property Issue 3, 30th July 2014, Bayleys Maritime Square Auction Room

CAR PARK

BRAND

SIGNAGE

IDENTITY

Building Revenue

Commercial property 'clip-ons'
and the add-value equation →

Park It

Challenges and trends
to optimise spaces →

For Sale

Over 70 properties
and businesses →

order of sale

Maritime Square, Commercial: 11.00am, Wednesday 30 July 2014

LOT 1		<p>ORAKEI, 78 Coates Avenue</p> <p>First time for sale in 30 years. Freehold standalone fully leased retail/office building, returning \$146,232 + GST p.a. The under utilised site of 1,108m² will attract astute investors/developers. Sale Price: \$2,875,000 Yield: 5.08% www.bayleys.co.nz/4109548</p> <p>Robert Platt 021 902 129 Bayleys Real Estate Ltd Licensed under the REA Act 2008</p> <p>Kate Kirby 021 469 479 Bayleys Real Estate Ltd Licensed under the REA Act 2008</p>
LOT 2		<p>KOHIMARAMA, 301-305 Kapa Road</p> <p>A prime main road investment opportunity, 'Mixed Use' and multi-tenanted. Currently returning \$167,856.95 + GST p.a. Includes half share in the leasehold title of 293 Kapa Road. Sale Price: \$2,720,000 Yield: 6.17% www.bayleys.co.nz/4109541</p> <p>Cameron Melhuish 021 479 882 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 3		<p>ALBANY, Unit 10, Pita Pit, 270 Oteha Valley Road</p> <p>Healthy fast-food brand with 56 stores nationwide. Floor area of 58 m². Net rental \$31,071.43 + GST p.a. Ten year term from June 2014. With rent review CPI + 1% annually. Sale Price: \$575,000 Yield: 5.40% www.bayleys.co.nz/4109612</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Rosemary Wakeman 021 225 4960 Devereux-Howe-Smith Realty Ltd. Bayleys, Licensed under the REA Act 2008</p>
LOT 4		<p>ALBANY, Unit 8, Bruce Lee, 270 Oteha Valley Road</p> <p>Innovative sushi business with eight stores across Auckland. 58m² floor area & net rental \$31,071.43 + GST p.a. Nine years term from June 2014 with rent review CPI + 1% annually. Sale Price: \$580,000 Yield: 5.35% www.bayleys.co.nz/4109610</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Rosemary Wakeman 021 225 4960 Devereux-Howe-Smith Realty Ltd. Bayleys, Licensed under the REA Act 2008</p>
LOT 5		<p>ALBANY, Unit 12, Tank Juice Bar, 270 Oteha Valley Road</p> <p>A New Zealand based juice bar franchise. Floor area 57m². Net rental \$32,602.50 + GST p.a. Ten years term from 12 July 2014. Rent review of 3% annually. Sale Price: \$580,000 Yield: 5.62% www.bayleys.co.nz/4109614</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Rosemary Wakeman 021 225 4960 Devereux-Howe-Smith Realty Ltd. Bayleys, Licensed under the REA Act 2008</p>
LOT 6		<p>ALBANY, Unit 13, 270 Oteha Valley Road</p> <p>One of only two available vacant tenancies for sale in the Foundation. Situated next to Tank Juice Bar with a floor area of 56 m². Offers excellent access and parking. Sale Price: \$480,000 www.bayleys.co.nz/4109617</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Rosemary Wakeman 021 225 4960 Devereux-Howe-Smith Realty Ltd. Bayleys, Licensed under the REA Act 2008</p>
LOT 7		<p>ALBANY, Unit 20, Whisky to Wine, 270 Oteha Valley Road</p> <p>A new high-end brand tenanted by Super Liquor. Floor area 189 m² & net rental \$65,033.00 + GST p.a. Eight years term from 7 August 2014. Rent review two yearly to market. Sale Price: \$1,000,000 Yield: 6.50% www.bayleys.co.nz/4109616</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Rosemary Wakeman 021 225 4960 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>

LOT 8



ALBANY, Unit 9, Panscape, 270 Oteha Valley Road

A café/bakery business with a floor area of 111m². Net rental \$64,017.78 + GST p.a. Twelve year term from 12 August 2014. Rent review CPI + 1% annually.

Available - under negotiation

www.bayleys.co.nz/4109611

James Chan 021 934 054

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

Rosemary Wakeman 021 225 4960

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

LOT 9



ALBANY, Unit 14, Oporto, 270 Oteha Valley Road

An Australian fast-food franchise introduced to New Zealand in 2001. Floor area 107m² & net rental \$61,410 + GST p.a. Ten year term from 1 July 2014 with rent review CPI + 1% annually.

Sale Price: \$930,000 Yield: 6.60%

www.bayleys.co.nz/4109615

James Chan 021 934 054

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

Rosemary Wakeman 021 225 4960

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

LOT 10



ALBANY, Unit 11, Luxury Nail, 270 Oteha Valley Road

Nail beauty business with existing New Lynn branch. Floor area 114 m². Net rental \$60,473.00 + GST p.a. Nine year term from 12 July 2014 with rent review CPI + 1% annually.

Available

www.bayleys.co.nz/4109613

James Chan 021 934 054

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

Rosemary Wakeman 021 225 4960

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

LOT 11



ALBANY, Unit 19, 270 Oteha Valley Road

One of only two available vacant tenancies for sale in the Foundation. This unit is situated next to Whisky to Wine and has a floor area of 193m².

Available

www.bayleys.co.nz/4109618

James Chan 021 934 054

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008

Rosemary Wakeman 021 225 4960

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

LOT 12



EAST TAMAKI, 2 Newark Place

6m stud height to the Apex clear span office/warehouse. Multi roller door access. Substantial rental growth potential. Net rental \$60,000 + GST p.a.

Sale Price: \$1,090,000 Yield: 5.50%

www.bayleys.co.nz/347331

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

LOT 13



EAST TAMAKI, 6 Newark Place

This 6m stud height to the Apex clear span warehouse/office complex is split into two tenancies with one tenant having a secure lock up yard area. Net rental \$45,217 + GST p.a.

Sale Price: \$822,000 Yield: 5.50%

www.bayleys.co.nz/347332

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

LOT 14



EAST TAMAKI, 10 Birmingham Road

Well established tenants with Childcare for the last 15 years and Swim School for eight years. Net rental \$113,180 + GST p.a. Prime corner position on 1524m² fee simple land.

Available

www.bayleys.co.nz/347330

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

LOT 15



MT EDEN, 11 Tawari Street

Freehold standalone City Fringe investment. Leased until 2020 to established tenant with further rights of renewal. Returning \$102,298.40 + GST p.a. with annual 3% increases.

Sale Price: \$1,610,000 Yield: 6.35%

www.bayleys.co.nz/4109553

Cameron Melhuish 021 479 882

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

LOT 16		<p>WIRI, 17C Joval Place</p> <p>Tidy warehouse of 278m² with good office fit out. Four offices, reception, lunchroom. Leased until 31 May 2015 returning \$25,500 + GST p.a. Parking for five cars and a 6m stud height. Sale Price: \$400,000 Yield: 6.37% www.bayleys.co.nz/1950112</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 17		<p>AUCKLAND CENTRAL, Unit 11, 239 Queen Street</p> <p>Freehold investment positioned in the heart of the CBD. Tenanted by well-known international retailer. Net rental \$56,650 + GST p.a. Floor area of approximately 30m². Available www.bayleys.co.nz/4109551</p> <p>Matt Lee 021 151 5505 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>James Chan 021 934 054 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 18		<p>PENROSE, 738 Great South Road</p> <p>1,340m² land with substantial 661m² standalone building. Hold, invest or develop. Industrial and retail locality. First time on the market for 20 years. High profile site on main arterial. Available - working with interested parties www.bayleys.co.nz/4109587</p> <p>Clint Barber 021 999 338 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Andrew Beacham 021 905 924 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 19		<p>TAKAPUNA, 43 Anzac Street</p> <p>Freehold going concern or development. Offers 21 units, three bedroom home and office. 1,725m² site with dual access. First time on the market in 25 years, close to central Takapuna. Available - under negotiation www.bayleys.co.nz/4109531</p> <p>Shiona Dyer 021 990 192 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p> <p>Paul Dixon 022 091 7399 Bayleys Real Estate Ltd, Licensed under the REA Act 2008</p>
LOT 20		<p>SANDRINGHAM, 581 Sandringham Road</p> <p>Redevelopment opportunity in Sandringham. Zoned B2. Currently a garage on approx. 260m² floor area on a freehold 357m² site. Potential for mixed use under Proposed Unitary Plan. Sale Price: \$1,210,000 www.bayleys.co.nz/1630048</p> <p>Mark Birdling 027 448 4472 Bayleys Real Estate Ltd, Sandringham, Licensed under the REA Act 2008</p> <p>Kelly Morris 021 0293 8673 Bayleys Real Estate Ltd, Sandringham, Licensed under the REA Act 2008</p>
WITHDRAWN		<p>TAKANINI, 268 Great South Road</p> <p>Prime site of 1,068m² on the busy Great South Road. Huge exposure in a high growth area. For sale with vacant possession or renew the lease and enjoy the income. Withdrawn - please contact listing agents www.bayleys.co.nz/1950102</p> <p>Peter Migounoff 027 492 0788 Bayleys Real Estate Ltd, Counties, Licensed under the REA Act 2008</p> <p>Tony Chaudhary 021 995 121 Bayleys Real Estate Ltd, Manukau, Licensed under the REA Act 2008</p>
LOT 22		<p>WHANGAREI, 3 Bank Street</p> <p>Currently returning approximately \$35,600 + GST p.a. from three separate tenancies including billboards on a standalone freehold title. An excellent opportunity for all investors. Available - working with interested parties www.bayleys.co.nz/4109555</p> <p>Mike Adams 021 977 527 Bayleys Real Estate Limited, Licensed under the REA Act 2008</p> <p>Ross Blomfield 027 437 7033 Mackys Real Estate Limited, Bayleys, Licensed under the REA Act 2008</p>
LOT 23		<p>PAPAKURA, 64 Boundary Road</p> <p>Land area of 8,858m² and large sealed area around modern 960m² warehouse. Hard to find property, sought after by tenants and owner occupiers alike. Returning \$205,000 + GST p.a. Available - under negotiation www.bayleys.co.nz/1950101</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>



AUCKLAND CENTRAL, 9C/17 Albert Street

This northwest facing office suite offers vacant possession and great sea views. Ideal investment opportunity for legal, consultancy, accountancy firms and service related professionals.

Available

www.bayleys.co.nz/4109650

Millie Liang 021 968 128

Bayleys Real Estate Ltd,
Licensed under the REA Act 2008



AVONDALE, 57 Wolverton Street

Returning approximately \$38,500 + GST p.a. from three tenancies. Three freehold unit titles with car parks, to be sold as one parcel. An opportunity not to be missed for investors.

Postponed - please contact listing agents

www.bayleys.co.nz/4109546

Mike Adams 021 977 527

Bayleys Real Estate Limited,
Licensed under the REA Act 2008

Grant Miller 027 573 7618

Bayleys Real Estate Limited,
Licensed under the REA Act 2008

TOTAL
property

Commercial Collection

BAYLEYS

2014 / Issue 3

Building Revenue

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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.