

# GREATER auckland

Commercial Collection

2015 / issue 1



**63.3% UNCONDITIONALLY SOLD**

With More Sales Pending

**Total Auction Sale Value in Excess of \$18.3 Million**

Greater Auckland Issue 1, 04<sup>th</sup> March 2015, Bayleys Maritime Square Auction Room

**Boom Time for Auckland**  
Big development pipeline ahead →

**Burst of Big Sales**  
Latest Auckland transactions →

**For Sale** Over 40 properties throughout  
the Greater Auckland region →



# auCTION results

Maritime Square, Commercial: 11.00am, Wednesday 04 March 2015

<p>LOT 1</p>		<p><b>AUCKLAND CENTRAL, Unit C, 187-189 Queen Street</b>                      Absolutely prime Queen Street Retail Investment. Established tenant 'Lush' returning \$160,000 pa + GST net. High profile Queen Street frontage with huge pedestrian count.                      Sale Price: \$3,230,000      Yield: 4.95%  <a href="http://www.bayleys.co.nz/419864">www.bayleys.co.nz/419864</a>  <b>Alan Haydock 021 532 121</b>                      Bayleys Real Estate Ltd,                      Licensed under the REA Act 2008</p> <p><b>James Chan 021 934 054</b>                      Bayleys Real Estate Ltd,                      Licensed under the REA Act 2008</p>
<p>LOT 2</p>		<p><b>AUCKLAND CENTRAL, Unit A, 187-189 Queen Street</b>                      Bite sized Queen Street retail investment. Fully leased and returning \$90,078.77 pa + GST net to established iconic CBD tenant 'BBQ King' - a proven operator.                      Sale Price: \$1,610,000      Yield: 5.59%  <a href="http://www.bayleys.co.nz/419863">www.bayleys.co.nz/419863</a>  <b>Alan Haydock 021 532 121</b>                      Bayleys Real Estate Ltd,                      Licensed under the REA Act 2008</p> <p><b>James Chan 021 934 054</b>                      Bayleys Real Estate Ltd,                      Licensed under the REA Act 2008</p>
<p>LOT 3</p>		<p><b>NORTH SHORE, 428 Albany Highway</b>                      Returning \$110,000 pa + GST with a 12 year lease in place. Licensed for 50 children, this is a superb tenanted investment opportunity. A well located, free hold property.                      Sale Price: \$1,827,000      Yield: 6.02%  <a href="http://www.bayleys.co.nz/1970150">www.bayleys.co.nz/1970150</a>  <b>Shane Snijder 021 730 488</b>                      Bayleys Real Estate Ltd, Counties,                      Licensed under the REA Act 2008</p> <p><b>Tony Chaudhary 021 995 121</b>                      Bayleys Real Estate Ltd, Bayleys,                      Licensed under the REA Act 2008</p>
<p>LOT 4</p>		<p><b>HENDERSON, 344 Great North Road</b>                      Freehold unit in the strip retail block along Great North Road, a popular destination with a high level of traffic. Tenanted by TAB, returning \$60,000 pa + GST, floor area 158m<sup>2</sup> (more or less).                      Sale Price: \$900,000      Yield: 6.67%  <a href="http://www.bayleys.co.nz/419829">www.bayleys.co.nz/419829</a>  <b>Matt Lee 021 1515 505</b>                      Bayleys Real Estate Ltd,                      Licensed under the REA Act 2008</p> <p><b>James Chan 021 934 054</b>                      Bayleys Real Estate Ltd,                      Licensed under the REA Act 2008</p>
<p>LOT 5</p>		<p><b>TUAKAU, 14-18 George Street</b>                      Three well established tenants returning \$40,355.23 pa. Entry level, split risk investment situated in the heart of Tuakau.                      Sale Price: \$560,000      Yield: 7.21%  <a href="http://www.bayleys.co.nz/1970148">www.bayleys.co.nz/1970148</a>  <b>Shane Snijder 021 730 488</b>                      Bayleys Real Estate Ltd, Counties,                      Licensed under the REA Act 2008</p>
<p>LOT 6</p>		<p><b>ONEHUNGA, 6B Henderson Place</b>                      Returning \$36,000 pa + GST with an established tenant, this 284m<sup>2</sup> well appointed office/warehouse offers generous car parking and superb access to public transport networks.                      Sale Price: \$490,000      Yield: 7.35%  <a href="http://www.bayleys.co.nz/419860">www.bayleys.co.nz/419860</a>  <b>James Hill 021 599 529</b>                      Bayleys Real Estate Ltd                      Licensed under the REA Act 2008</p> <p><b>James Valentine 021 023 71 868</b>                      Bayleys Real Estate Ltd                      Licensed under the REA Act 2008</p>
<p>LOT 7</p>		<p><b>POKENO, 68 Great South Road</b>                      Located on the main road of Pokeno is this Business zoned opportunity. With a land area of 837m<sup>2</sup> - hold or develop further. Gross rental of \$570 per week.                      Sale Price: \$735,000  <a href="http://www.bayleys.co.nz/1970152">www.bayleys.co.nz/1970152</a>  <b>Graeme Moore 021 906 482</b>                      Bayleys Real Estate Ltd, Counties,                      Licensed under the REA Act 2008</p>

LOT 8



**DEVONPORT, 2 Calliope Road**

Vacant mixed use three bedroom, one study villa with decks/outdoor courtyard plus retail area to the road front. Possibility to increase to five bedrooms (with consents). Highly sought after. Sold Prior confidential price  
www.bayleys.co.nz/377424

**Michael Block 021 888 233**

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

LOT 9



**HERNE BAY, 155 Jervois Road**

A superb investment opportunity in Herne Bay. Standalone and freehold property with potential for future development. Occupied by Merino Kids. A sought after property in a great location. Available

www.bayleys.co.nz/377409

**Ranjan Unka 021 711 755**

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

**Brian Caldwell 0274 815 505**

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

LOT 10



**HERNE BAY, 157 Jervois Road**

Superb investment opportunity. Standalone and freehold property with potential for future development. Occupied by Ardmore Development Ltd. Sought after property in top location. Available

www.bayleys.co.nz/377472

**Ranjan Unka 021 711 755**

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

**Brian Caldwell 0274 815 505**

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

LOT 11



**EAST TAMAKI, Lot 2, 357 East Tamaki Road**

Land size 1,298m<sup>2</sup>. Situated in Industrial hub. Titles to be issued May/June 2015. Full services will be available. One of the last blocks of land available in East Tamaki.

Sale Price: \$700,000

www.bayleys.co.nz/347277

**John Bolton 021 925 016**

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

**Simon Andrews 021 579 055**

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

LOT 12



**EAST TAMAKI, Lot 1, 357 East Tamaki Road**

Land size 1,982m<sup>2</sup>. Situated in Industrial hub. Titles to be issued May/June 2015. Full services will be available. One of the last blocks of land available in East Tamaki

Sale Price: \$865,000

www.bayleys.co.nz/347277

**John Bolton 021 925 016**

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

**Simon Andrews 021 579 055**

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

LOT 13



**EAST TAMAKI, Lot 9, 357 East Tamaki Road**

Situated in the Industrial hub. Land area 2,929m<sup>2</sup>. Titles to be issued May/June 2015. Full services available. One of the last blocks available of land in East Tamaki.

Sale Price: \$900,000

www.bayleys.co.nz/347277

**Simon Andrews 021 579 055**

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

LOT 14



**EPSOM, Unit C, 107 Great South Road**

253m<sup>2</sup> freehold unit title plus eight car parks. Fully leased returning \$71,073.12 pa + GST net. Elevated office on the top floor with elevated outlook. A+ seismic rating (IEP of 100% NBS).

Sale Price: \$985,000 Yield: 7.22%

www.bayleys.co.nz/419854

**Laurie Bell 021 949 032**

Bayleys Real Estate Ltd, Licensed under the REA Act 2008

**Kate Kirby 021 469 479**

Bayleys Real Estate Ltd, Licensed under the REA Act 2008



LOT 15

**SOLD**



**HENDERSON, 424 Great North Road**

Freehold standalone corner site prime-positioned on land of approximately 854m<sup>2</sup>. Returning a net rental of \$124,064 pa with a six year lease term. Tenanted by Waitemata Backcare Beds  
 Sale Price: \$1,295,000 Yield: 9.58%  
[www.bayleys.co.nz/419828](http://www.bayleys.co.nz/419828)

**Quinn Ngo 021 888 378**

Bayleys Real Estate Ltd,  
 Licensed under the REA Act 2008

**Owen Ding 027 565 0099**

Bayleys Real Estate Ltd,  
 Licensed under the REA Act 2008

LOT 16

**SOLD**



**HENDERSON, Unit E, 27 Waipareira Avenue**

Now returning \$35,000 pa + GST net with renewed lease from March 2015. This solid building offers a good mix of warehouse/office, A+ IEP report and NZ Post as an established tenant.  
 Sale Price: \$467,500 Yield: 7.49%  
[www.bayleys.co.nz/419869](http://www.bayleys.co.nz/419869)

**Mike Adams 021 977 527**

Bayleys Real Estate Ltd,  
 Licensed under the REA Act 2008

**Laurie Bell 021 949 032**

Bayleys Real Estate Ltd,  
 Licensed under the REA Act 2008

LOT 17



**AUCKLAND CENTRAL, 51F Hobson Street**

Multi-tenanted freehold investment property with 23 basement car parks. Fully leased returning \$270,841 pa + GST. Anchor tenant has just renewed for a further six years.  
 Available  
[www.bayleys.co.nz/419836](http://www.bayleys.co.nz/419836)

**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

LOT 18

**SOLD**



**PANMURE, 172 Queens Road**

Busy retail shop with good frontage, access & car parking. Occupied by a Superette returning \$36,000 pa net. In close proximity to Panmure Domain, Medical Centre, Train Station etc.  
 Sold Prior \$540,000 Yield: 6.67%  
[www.bayleys.co.nz/1900144](http://www.bayleys.co.nz/1900144)

**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

LOT 19



**MT ROSKILL, 204 Richardson Road**

First time on the market in 20 years. High profile site at the busy intersection. Four retail shops, an ASB ATM, and a telecommunications lease to Vodafone, current rental \$120,717 pa.  
 Available  
[www.bayleys.co.nz/419827](http://www.bayleys.co.nz/419827)

**James Chan 021 934 054**

Bayleys Real Estate Ltd,  
 Licensed under the REA Act 2008

**Matt Lee 021 1515 505**

Bayleys Real Estate Ltd,  
 Licensed under the REA Act 2008

LOT 20



**WIRI, 17F Hobill Avenue**

Near new 209m<sup>2</sup> high stud, tilt slab, clear span warehouse situated within one kilometre of the motorway. An affordable owner occupier opportunity in a great location.  
 Available  
[www.bayleys.co.nz/419838](http://www.bayleys.co.nz/419838)

**James Valintine 021 023 71 868**

Bayleys Real Estate Ltd  
 Licensed under the REA Act 2008

**Simon Andrews 021 579 055**

Bayleys Real Estate Ltd  
 Licensed under the REA Act 2008

LOT 21

**SOLD**



**PAPAKURA, Unit 6, 41A Elliot Street**

Substantial fit out owned by vendor. Popular swim school, which has been operating for 10 years. Located close to the Papakura CBD.  
 Sale Price: \$650,000  
[www.bayleys.co.nz/1900146](http://www.bayleys.co.nz/1900146)

**Shane Snijder 021 730 488**

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

LOT 22



**EAST TAMAKI, Unit 7, 2 Bishop Browne Place**

Well established commercial business centre. 178m<sup>2</sup> showroom/retail/office unit. Close to Botany South Centre and next door to Bishop Gate Centre. Generous car parking.  
 Available  
[www.bayleys.co.nz/1900141](http://www.bayleys.co.nz/1900141)

**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

LOT 23

SOLD



### ST LUKES, Unit 8, 55 Sainsbury Road

Well presented 120m<sup>2</sup> freehold unit title plus carparking. Fully leased investment returning \$35,000 pa + GST net. Key city fringe location in sought after position.

Sale Price: \$490,000 Yield: 7.14%

[www.bayleys.co.nz/419850](http://www.bayleys.co.nz/419850)

**Leah La Hood 021 897 788**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Kate Kirby 021 469 479**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 24



### OTARA, 7 Fair Mall

Busy and popular retail destination. 18 metre wide frontage with potential to subdivide. Established tenant returning \$132,000 pa net. Motivated vendor.

Available

[www.bayleys.co.nz/1900145](http://www.bayleys.co.nz/1900145)

**Tony Chaudhary 021 995 121**

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

**Amy Weng 021 177 3422**

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

LOT 25

SOLD



### ALBANY, Unit 7, 13 Beatrice Tinsley Crescent

Industrial unit measuring approximately 171m<sup>2</sup> in total. High stud warehousing, vacant possession, rare opportunity for both owner occupiers and investors.

Sale Price: \$416,000

[www.bayleys.co.nz/377513](http://www.bayleys.co.nz/377513)

**James Kidd 021 157 3831**

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

**Matt Mimmack 021 229 5878**

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

LOT 26



### NORTH SHORE, Flat 1 & Flat 2, 81 Stanley Point Road

Outstanding waterfront development or create a luxury home on this 1,133m<sup>2</sup> prime site with stunning CBD and harbour views. Resource consent granted for two large luxury apartments.

Available

[www.bayleys.co.nz/419849](http://www.bayleys.co.nz/419849)

**Helen Michell 021 210 3228**

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

**Scott Kirk 021 499 661**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 27



### PENROSE, 996B Great South Road

430m<sup>2</sup> showroom/office and high stud storage with a new lease returning \$75,000 pa + GST, offering huge profile and signage opportunities on main arterial, minutes from motorway.

Available

[www.bayleys.co.nz/419833](http://www.bayleys.co.nz/419833)

**Greg Hall 021 0232 1884**

Bayleys Real Estate Ltd  
Licensed under the REA Act 2008

**James Hill 021 599 529**

Bayleys Real Estate Ltd  
Licensed under the REA Act 2008

LOT 28



### BELMONT, 148 Lake Road

Affordable retail investment with established tenant. Residential flat and small office on upper floor. A high profile position. Returning \$45,000 pa + GST. Future development potential.

Available

[www.bayleys.co.nz/377493](http://www.bayleys.co.nz/377493)

**Brian Caldwell 0274 815 505**

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

**Simon Aldridge 021 774 951**

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

LOT 29

SOLD



### GLEN INNES, 25-27 Mayfair Place

Huge exposure with dual wide shop frontage, floor area 292m<sup>2</sup>. Current returning \$42,000 pa with additional upstairs vacant office. Affordable retail investment with add-value opportunity.

Sale Price: confidential - please contact listing agents

[www.bayleys.co.nz/419865](http://www.bayleys.co.nz/419865)

**Quinn Ngo 021 888 378**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**Owen Ding 027 565 0099**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

LOT 30



### AUCKLAND CENTRAL, 209 Federal Street

Located on the ground floor of a large apartment complex on Federal Street. Easy access to the motorway and public transport. Floor area 60m<sup>2</sup> approx, For sale with vacant possession.

Available

[www.bayleys.co.nz/419842](http://www.bayleys.co.nz/419842)

**Millie Liang 021 968 128**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008



WITHDRAWN

**EAST TAMAKI, Lot 5, 357 East Tamaki Road**

Land size 6,507m<sup>2</sup>. Situated in Industrial hub. Titles to be issued May/June 2015. Full services will be available. One of the last blocks of land available in East Tamaki  
Withdrawn - please contact listing agents  
[www.bayleys.co.nz/347277](http://www.bayleys.co.nz/347277)

**John Bolton 021 925 016**

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

**Simon Andrews 021 579 055**

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

WITHDRAWN

**EAST TAMAKI, Lot 4, 357 East Tamaki Road**

Situated in the Industrial hub. Land area 4,403m<sup>2</sup>. Titles to be issued May/June 2015. Full services available. One of the last blocks available of land in East Tamaki  
Withdrawn - please contact listing agents  
[www.bayleys.co.nz/347277](http://www.bayleys.co.nz/347277)

**Simon Andrews 021 579 055**

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

WITHDRAWN

**AUCKLAND CENTRAL, Unit B, 187-189 Queen Street**

Fully leased and returning \$438,758.99 pa + GST net. Fantastic Queen Street location with huge pedestrian count. Established tenant (OPSM) have occupied the property since 1996.  
Withdrawn - please contact listing agents  
[www.bayleys.co.nz/419841](http://www.bayleys.co.nz/419841)

**Alan Haydock 021 532 121**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**James Chan 021 934 054**

Bayleys Real Estate Ltd,  
Licensed under the REA Act 2008

**BAYLEYS**

**GREATER auckland**

Commercial Collection

2013 / Issue 4

**Boom Time for Auckland** Big development pipeline ahead →

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**For Sale** Over 40 properties throughout the Greater Auckland region →

**AUCTIONEERS:** **Richard Valintine** **Daniel Coulson** **Sabine Davison**

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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.