

# 915 Nepean Highway, Bentleigh | AUCTION Wednesday 17 July at 12:00 Noon onsite



*Blue outlines are indicative only*



## 915 Nepean Highway, Bentleigh



*Blue outlines are indicative only*





# Table of Contents

Page 5	Executive Summary
Pages 6-8	Location
Pages 9	Legal Description
Page 10	Site Details
Pages 11-14	Zoning
Page 15	Improvements
Page 16	Tenancy Details
Page 17	Agent Comments

## Introduction

Dixon Kestles is pleased to present 915 Nepean Highway, Bentleigh for sale by **onsite auction Wednesday 17 July, 2019 at noon.**

We trust the following stimulates your interest, and your further enquiry is welcome.





## Executive Summary

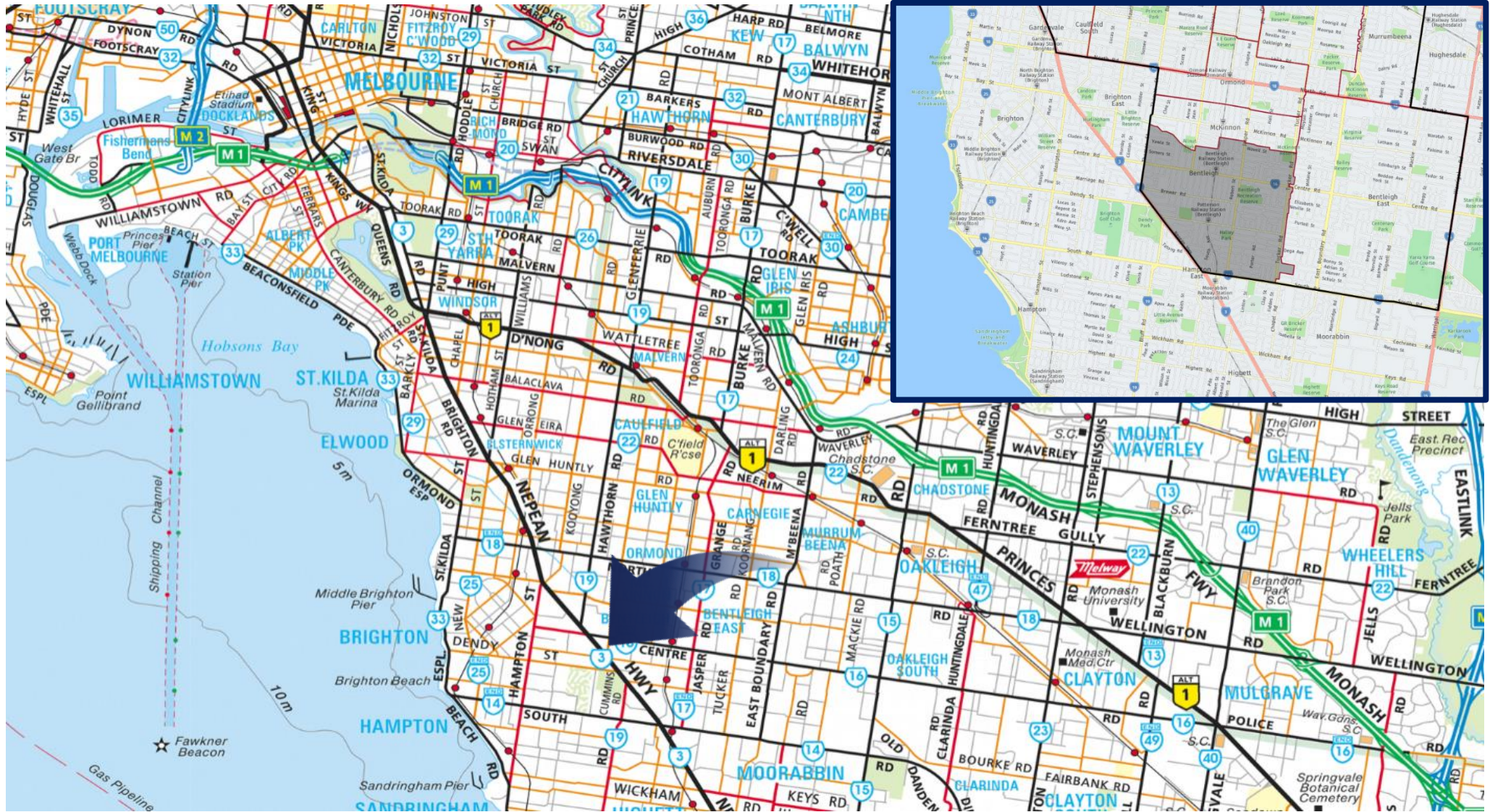
Location:	15 radial km southeast of Melbourne CBD (Melway reference 77C4)
Land Area:	583 square metres (m <sup>2</sup> )
Building Area:	431m <sup>2</sup>
Zoning:	Commercial 2
Legal Description:	Lot 1 on Plan of Subdivision 022822, Volume 7743 Folio 021
Improvements:	431m <sup>2</sup> "L-shaped" single level showroom with onsite car parking.
Tenancy:	Compleat Angler
Current Rental:	\$71,730 per annum plus GST and outgoings, except land tax
Method of Sale:	<b>Onsite Auction 17 July at 12 noon.</b>
Price Expectation:	Mid to high \$2,000,000 millions
Agent Comments:	Main road frontage – they're just not making any more of it.

Agents:	John Pratt	Simon Regan
	M: 0412 350 828	M: 0412 059 900
	E: <a href="mailto:johnp@dixonkestles.com.au">johnp@dixonkestles.com.au</a>	E: <a href="mailto:simonr@dixonkestles.com.au">simonr@dixonkestles.com.au</a>



# Location

Bentleigh is 15 radial kilometres (km) from the Melbourne CBD.





# Bentleigh

Bentleigh is bounded by the bike path, Fitzroy Street, Nicholson Street, Field Street, Lindsay Street, Abergeldie Avenue and a line running continuous of Abergeldie Avenue in the north, Tucker Road and Tucker Road Bentleigh Primary School in the east, South Road and the Nepean Highway in the south, and Thomas Street in the west.

Largely urbanised from the 1950s onwards, it is a vibrant mixed-use neighbourhood which is famous for Centre Road, shopping and the Glen Eira Sports & Aquatic Centre (GESAC).

More specifically the subject property is located on one of Melbourne's main vehicle arteries, which is renowned as a successful showroom precinct that stretches north from Elsternwick to Mentone in the south.







Population  
**18,224**  
2018 ABS ERP

Land area  
**481**  
ha (5 Km<sup>2</sup>)

Population density  
**37.89**  
persons per hectare





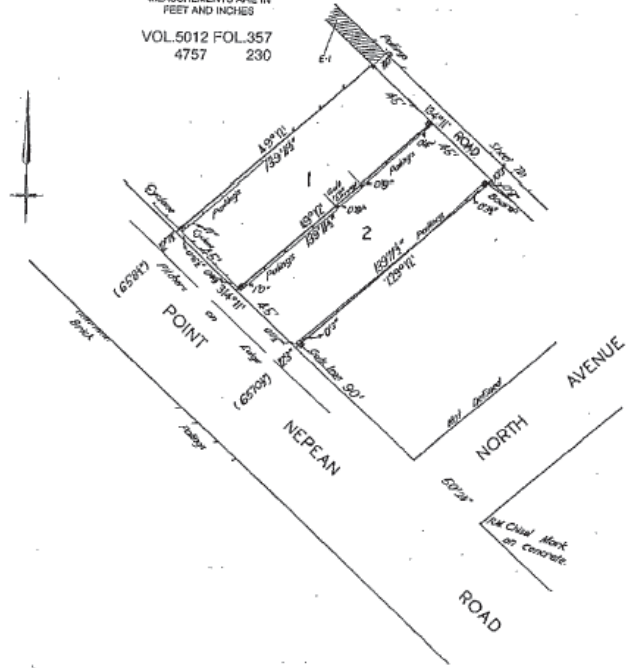
Delivered by LANDATA®. Land Registry timestamp 14/07/2004 08:44. Page 1 of 1  
© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act or pursuant to a written agreement. The information from the Register of Land is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

PLAN OF SUBDIVISION  
PART OF DENDYS CROWN SPECIAL SURVEY  
PARISH OF MOORABBIN

LP 22822  
EDITION 1  
PLAN APPROVED 11/12/02  
COLOUR CODE  
E-1 = HATCHED BLACK

ROAD HATCHED BLACK DISCONTINUED  
VIDE A.G. IN W333600V 14/4/2006

COUNTY OF BOURKE  
MEASUREMENTS ARE IN  
FEET AND INCHES  
VOL. 5012 FOL. 357  
4757 230



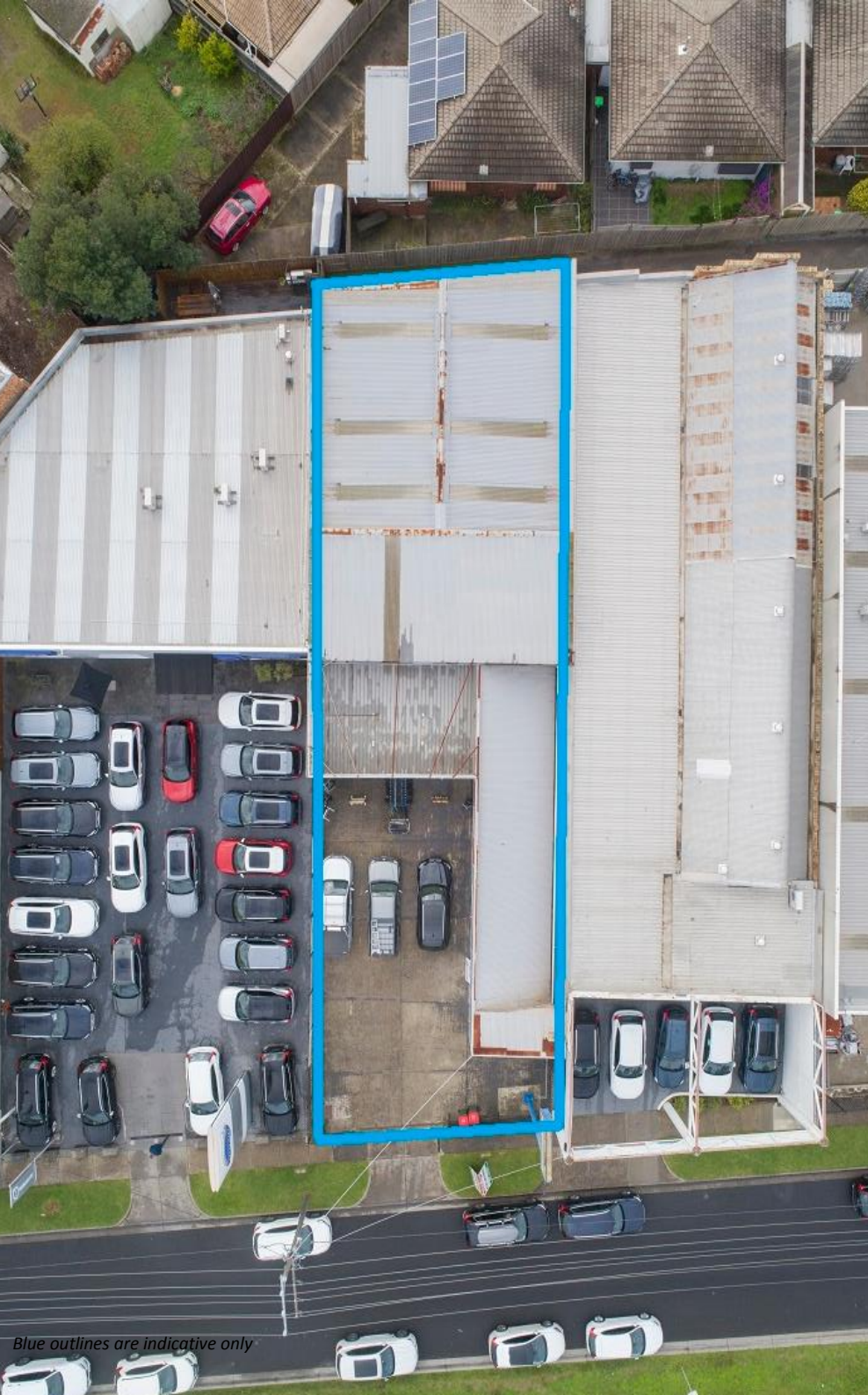
# Legal Description

Lot 1 on Plan of Subdivision 022822 contained within  
the Certificate of Title Volume 7743 Folio 021.



## Site Details

A rectangular shaped site of 583m<sup>2</sup>. Featuring a principle frontage of 13.7m to the eastern side of Nepean Highway with a similar frontage to a 3.12m wide rear lane, which is accessed from North Avenue.







## Zoning

The land is zoned Commercial 2 (C2) under the Glen Eira Planning Scheme.

From our enquiries there are no overlays affecting the land.



# Planning Property Report

## PLANNING PROPERTY REPORT



From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) on 02 June 2019 02:05 PM

### PROPERTY DETAILS

Address: **915 NEPEAN HIGHWAY BENTLEIGH 3204**  
 Lot and Plan Number: **Lot 1 LP22822**  
 Standard Parcel Identifier (SPI): **1\LP22822**  
 Local Government Area (Council): **GLEN EIRA** [www.gleneira.vic.gov.au](http://www.gleneira.vic.gov.au)  
 Council Property Number: **49723**  
 Planning Scheme: **Glen Eira** [planning-schemes.delwp.vic.gov.au/schemes/gleneira](http://planning-schemes.delwp.vic.gov.au/schemes/gleneira)  
 Directory Reference: **Melway 77 C4**

### UTILITIES

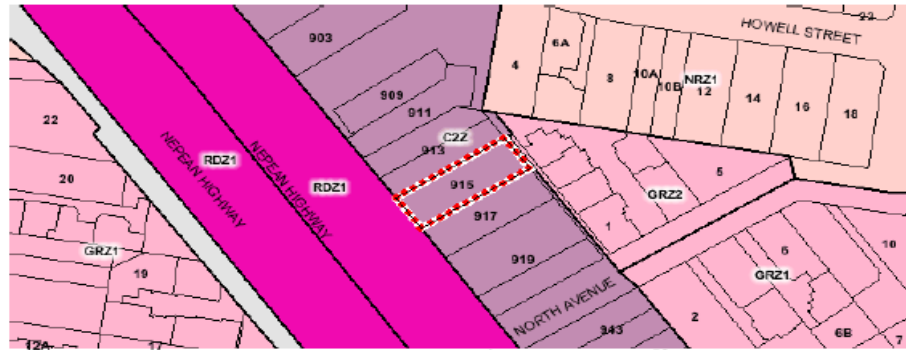
Rural Water Corporation: **Southern Rural Water**  
 Melbourne Water Retailer: **South East Water**  
 Melbourne Water: **inside drainage boundary**  
 Power Distributor: **UNITED ENERGY**

### STATE ELECTORATES

Legislative Council: **SOUTHERN METROPOLITAN**  
 Legislative Assembly: **BENTLEIGH**

### Planning Zones

#### COMMERCIAL 2 ZONE (C2Z)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

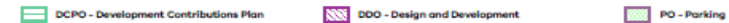
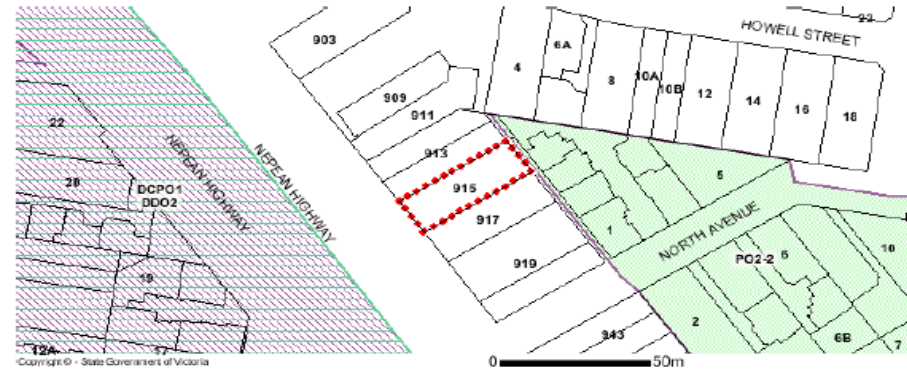
## PLANNING PROPERTY REPORT



### Planning Overlay

None affecting this land - there are overlays in the vicinity

- [DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY \(DCPO\)](#)
- [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
- [PARKING OVERLAY \(PO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 915 NEPEAN HIGHWAY BENTLEIGH 3204

Page 2 of 5



PLANNING PROPERTY REPORT



Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.gov.au/gov/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.vic.gov.au/aboriginalvictoria/heritage/planning-and-heritage-management-processes.html>



Copyright © - State Government of Victoria

Aboriginal Heritage

Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at [www.land.vic.gov.au/aboriginal-land-disclaimer](https://www.land.vic.gov.au/aboriginal-land-disclaimer).

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT



Further Planning Information

Planning scheme data last updated on 27 May 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <http://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at [www.land.vic.gov.au/aboriginal-land-disclaimer](https://www.land.vic.gov.au/aboriginal-land-disclaimer).

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).



PLANNING PROPERTY REPORT



Designated Bushfire Prone Area

This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <http://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

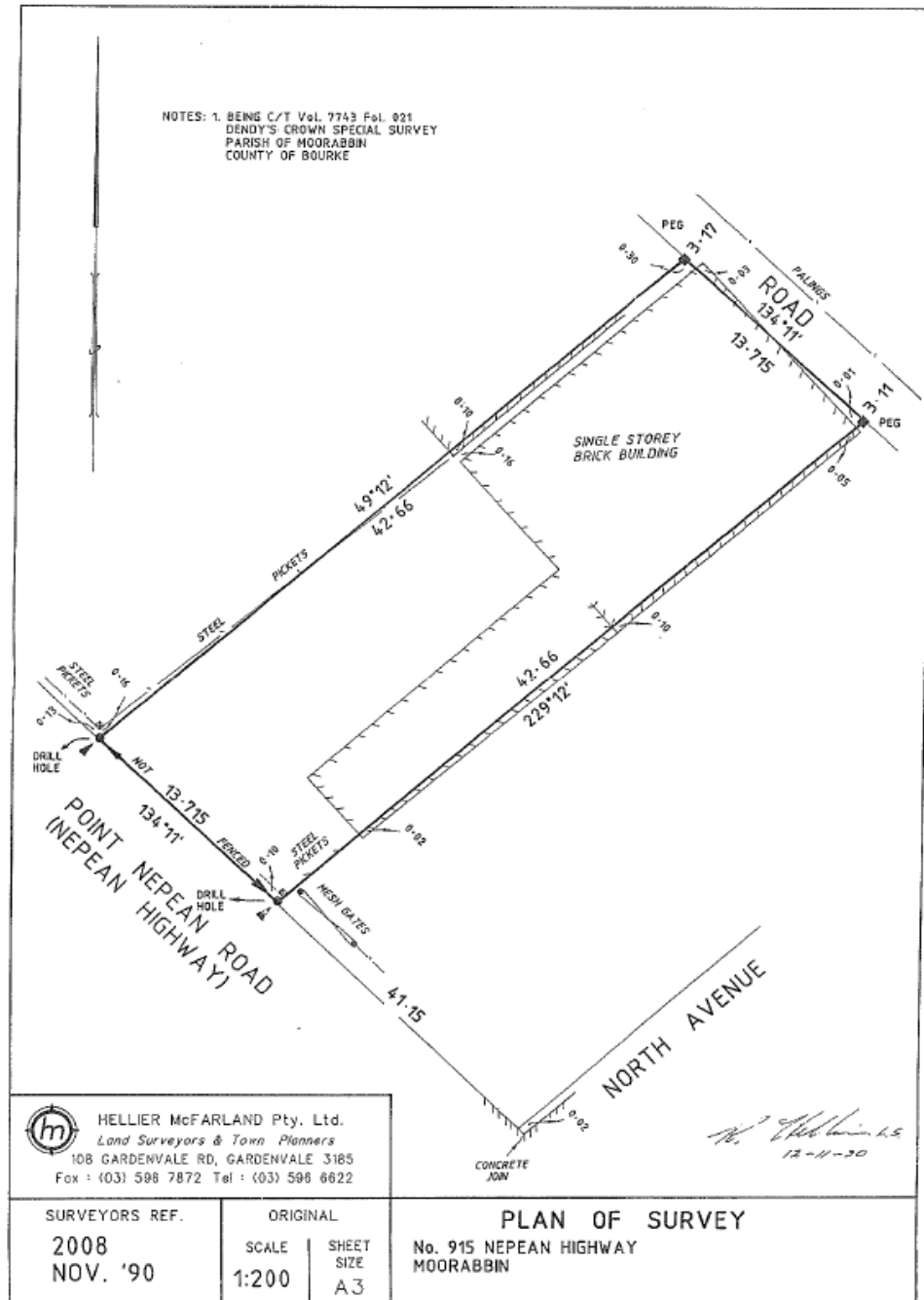
Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website [www.vba.vic.gov.au](http://www.vba.vic.gov.au)

Copies of the Building Act and Building Regulations are available from [www.legislation.vic.gov.au](http://www.legislation.vic.gov.au)

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>

Copyright © - State Government of Victoria  
 Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.  
 Read the full disclaimer at [www.land.vic.gov.au/home/privacy-and-disclaimer](http://www.land.vic.gov.au/home/privacy-and-disclaimer)

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 33C (b) of the Sale of Land 1962 (Vic).





## Improvements

Largely a single storey “L shaped” showroom with mezzanine storage.

The approximate building area is 431m<sup>2</sup> of which we estimate the mezzanine is some 68m<sup>2</sup>.

Onsite open at grade parking for up to as many as 6 (in tandem) vehicles is available behind 1.7m high steel picket fence.

The main constituents of these improvements are:

**Walls:** Brick

---

**Floors:** Concrete and timber in mezzanine

---

**Roof:** Iron sheet

---

**Ceiling:** Combination of suspended grid plaster and sisalation.

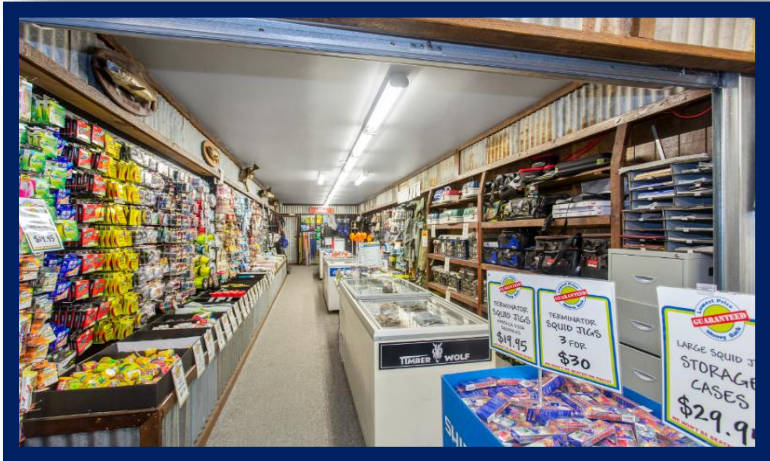
---

**Window frames:** Aluminum





# Tenancy Details



Tenant:	Compleat Angler
Lease commenced:	1 September, 2017
Lease term:	5 year
Lease expires:	31 August, 2022 with no further terms.
Current net annual rent:	\$71,730 per annum plus GST and outgoings
Annual rent reviews:	CPI Review

It is our opinion the current passing rental is somewhat below the prevailing market.





## Agent Comments

“ Main road frontage – they are not making any more of it ...

Therefore such scarcity within an established and regarded precinct underscores value and into the future.

Notwithstanding the versatility of the zoning which offers a diversity of potential future uses beyond the current. ”

**DIXON KESTLES & CO PTY LTD**

161 Park Street, South Melbourne Victoria 3205

[www.dixonkestles.com.au](http://www.dixonkestles.com.au)

P: 9690 3488

F: 9699 4581

**Exclusive and Marketing Agents:**

John Pratt

0412 350 828

[johnp@dixonkestles.com.au](mailto:johnp@dixonkestles.com.au)

Simon Regan

0412 059 900

[simonr@dixonkestles.com.au](mailto:simonr@dixonkestles.com.au)

