

INFORMATION MEMORANDUM

FOR SALE

**UNITS 1 & 2, 59 TENNANT ST
FYSHWICK ACT**



FYSHWICK

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**

FYSHWICK IS A RETAIL AND LIGHT INDUSTRY SUBURB OF CANBERRA AND IS LOCATED EAST OF THE SOUTH CANBERRA DISTRICT.

THE CITY OF CANBERRA IS EXPANDING IN MANY DIRECTIONS WITH INCREASING ROADWORK NETWORKS BETWEEN THE SATELLITE TOWNS TO THE NORTH AND SOUTH.

THE EXPANSION OF THE CITY AND UPGRADES TO ROAD NETWORKS HAS POSITIONED FYSHWICK AS THE COMMERCIAL CENTRE OF CANBERRA. BEING EASILY ACCESSED FROM ALL DIRECTIONS HAS ENHANCED THE COMMERCIAL VIABILITY OF FYSHWICK.

FYSHWICK HAS MOVED ON FROM BEING CONSIDERED JUST AN INDUSTRIAL AREA. FYSHWICK BOASTS A DIVERSE INDUSTRY BASE INCLUDING LIGHT INDUSTRY, RETAIL, HOSPITALITY, OFFICES AND GOVERNMENT DEPARTMENTS

DESCRIPTION

UNITS 1 & 2 59 TENNANT ST FYSHWICK

OFFERED FOR SALE IN ONE LINE ARE UNITS 1 & 2 OF
59 TENNANT ST FYSHWICK.

THE UNITS ARE PART OF A 6 UNIT STRATA
DEVELOPMENT IDENTIFIED AS UNITS PLAN 1776.
THE UNITS ARE SITUATED ON THE GROUND FLOOR
OF THE PROPERTY AND ARE CURRENTLY LEASED TO
WATERLAND TO SEPTEMBER 2021 WITH OPTIONS.

UNIT 1

UNIT 1 HAS A TOTAL GFA OF 642SQM AND
COMPRISES OF 292SQM NLA UNDER ROOF WITH AN
ADDITIONAL 309SQM NLA OF HARDSTAND YARD
SPACE AT THE REAR OF THE PROPERTY WITH
ALLOCATED PARKING TO FRONT OF 41SQM. THE
PREMISES IS MADE UP OF RETAIL AREA, OFFICES AND
STORAGE AREA. THE RETAIL AND OFFICE AREA HAS
QUALITY FITOUT THAT INCLUDES CARPET, TILES,
SUSPENDED CEILING AND DUCTED AIR
CONDITIONING INCLUDING STAFF AMENITY. THE
HARDSTAND YARD SPACE HAS BEEN SECURED BY
FENCING AND IS COVERED FROM THE ELEMENTS.

UNIT 2

UNIT 2 HAS A TOTAL GFA OF 330SQM AND
COMPRISES OF 289SQM NLA UNDER ROOF WITH AN
ADDITIONAL 14SQM NLA OF HARDSTAND YARD
SPACE AT THE REAR OF THE PROPERTY FOR VEHICLE
PARKING WITH ALLOCATED PARKING TO FRONT OF
27SQM. THE PREMISES IS MADE UP OF RETAIL AREA,
OFFICES AND STORAGE AREA. THE RETAIL AND
OFFICE AREA HAS QUALITY FITOUT THAT INCLUDES
CARPET, TILES, SUSPENDED CEILING AND DUCTED
AIR CONDITIONING INCLUDING STAFF AMENITY.

VIEW



UNITS 1 & 2
59 TENNANT ST
FYSHWICK



VIEW

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**





WATERLAND

WATERLAND IS THE LARGEST AND THE LONGEST ESTABLISHED IRRIGATION BUSINESS IN CANBERRA. ESTABLISHED IN 1978, WATERLAND HAS BEEN IN IT'S CURRENT LOCATION SINCE CONSTRUCTION CIRCA 1999.

WATERLAND HAS BEEN INVOLVED IN MANY IRRIGATION PROJECTS THROUGHOUT THE CAPITAL.

WATERLAND HAS ALSO PROVIDED QUALITY IRRIGATION SYSTEMS AT SOME OF THE MOST PRESTIGIOUS SITES IN AUSTRALIA

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**

EXECUTIVE SUMMARY

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**

PROPERTY:

UNITS 1 & 2, 59 TENNANT ST FYSHWICK
BLOCK 58 SECTION 34 DIVISION FYSHWICK
UNITS 1 & 2 OF UNITS PLAN 1776

SITE AREA:

UNIT 1 – 642SQM
UNIT 2 – 330SQM

PARKING

UNIT 1 – 3 SPACES ALLOCATED
UNIT 2 – 2 SPACES ALLOCATED

DESCRIPTION:

BUILT IN 1999 THE UNITS ARE PART OF A 6 UNIT STRATA DEVELOPMENT IDENTIFIED AS UNITS PLAN 1776. THEY ARE OF BRICK CONSTRUCTION COMPRISING OF SHOWROOM/RETAIL SPACE, OFFICE SPACE, STORAGE AND HARDSTAND.

ZONING: IZ2 (INDUSTRIAL MIXED USE)

LEASE: UNIT 1 – LEASE TO 30 SEPTEMBER 2021
OPTIONS: 2 X 1 YEAR
UNIT 2 – LEASE TO 30 SEPTEMBER 2021
OPTIONS: 2 X 1 YEAR

PURPOSE CLAUSE:

UNITS 1 TO 6 SHALL BE USED FOR ONE OR MORE OF THE FOLLOWING

- i) ANY MANUFACTURING PROCESS;
- ii) THE STORAGE PROCESSING PACKAGING AND WHOLESALE DISTRIBUTION OF GOODS;
- iii) REPAIR AND SERVICING OF EQUIPMENT MACHINERY APPLIANCES AND OTHER GOODS;
- iv) STORAGE WHOLESALE DISTRIBUTION AND HIRE OF BUILDING MATERIALS EQUIPMENT HARDWARE AND JOINERY;
- v) HIRING OR INSTALLATION OF MACHINERY MECHANICAL EQUIPMENT AND APPLIANCES;
- vi) RETAIL OFFICES PERSONAL SERVICES EATING AND DRINKING ESTABLISHMENTS.

PROVIDED ALWAYS THAT THE MAXIMUM GROSS FLOOR AREA FOR OFFICES SHALL NOT EXCEED 1,408.7 SQUARE METRES

AND IN ADDITION UNIT 2 MAY ALSO BE USED FOR THE PURPOSES OF THE RETAILING OF FOOD AND/OR EATING AND DRINKING ESTABLISHMENTS TO A MAXIMUM GROSS FLOOR AREA OF 200 SQUARE METRES

BUT EXCLUDING ANY USE OF THE PREMISES WHICH CAUSED INJURY TO OR PREJUDICIALLY AFFECTS THE AMENITY OF THE AREA BY THE EMISSION OF NOISE VIBRATION SMELL FUMES ASH SMOKE WASTE WATER OR WASTE PRODUCTS GRIT OIL OR OTHERWISE



EXECUTIVE SUMMARY

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**

GROSS INCOME

UNIT 1– \$62,730.00 PA

UNIT 2– \$61,200.00 PA

OUTGOINGS:

	<i>UNIT 1</i>	<i>UNIT 2</i>
RATES	\$10,414.45	\$8,732.00
STRATA LEVIES	\$ 2,920.00	\$2,520.00
WATER & SEWERAGE	\$ 651.24	\$ 651.24
TOTAL	\$13,9865.69	\$11,903.24

NET INCOME

UNIT 1– \$48,744.31 PA

UNIT 2– \$49,296.76 PA

COMBINED NET INCOME

\$98,041.07

METHOD OF SALE:

PRIVATE TREATY BY NEGOTIATION

SITE PLAN

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**

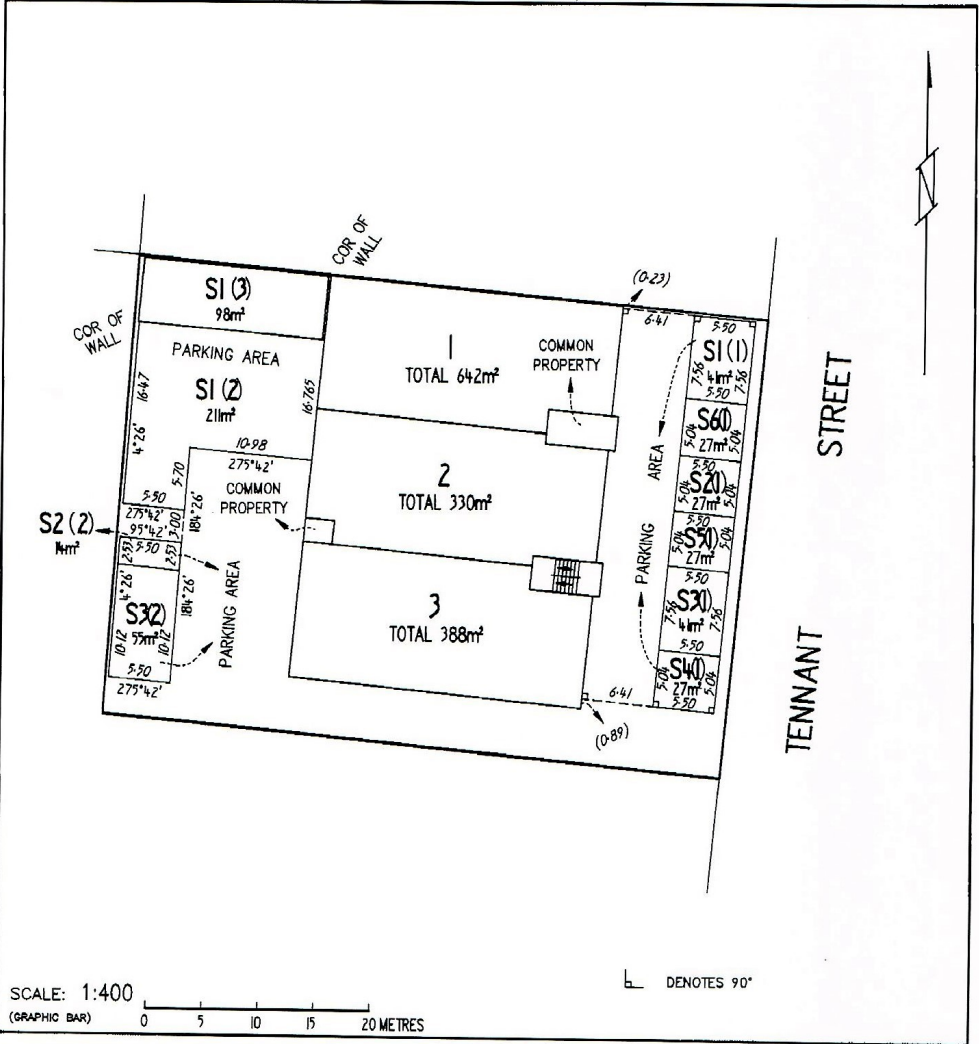
UNITS PLAN No. 1776

1. LAND

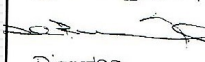
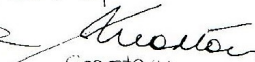
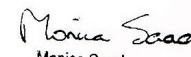
DISTRICT/DIVISION	SECTION	BLOCK
CANBERRA CENTRAL/FYSHWICK	34	58

2. FLOOR NUMBER - GROUND

3. FLOOR PLAN (Please indicate class of Units ie. Class "A" or Class "B") CLASS 'A' & UNIT SUBSIDIARIES



3. EXECUTION

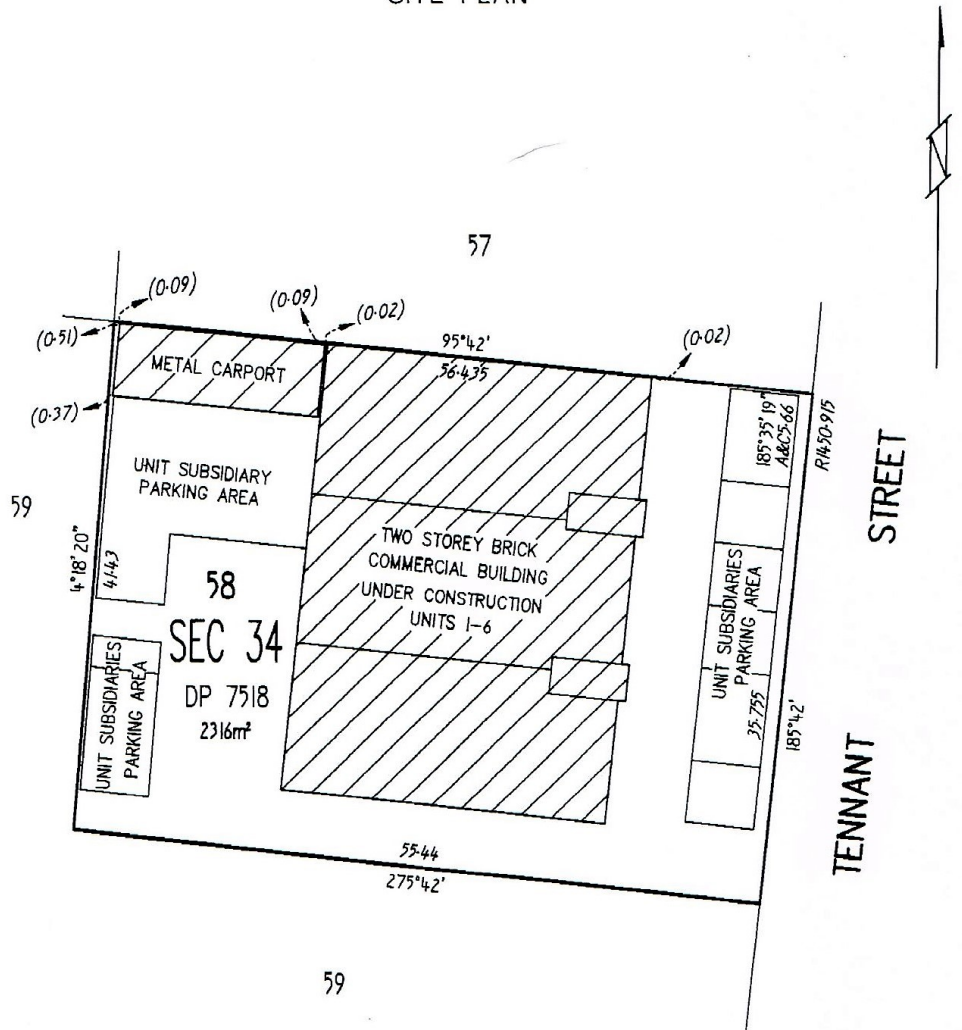
Executed by DALRONE PTY LIMITED ACN 084 279 069 by:	
 Director	 Secretary
Applicant	
 Monica Saad Delegate of the Minister	

REAL PROPERTY (UNIT TITLES) ACT 1970

UNITS PLAN No. 1776

BLOCK 58 SECTION 34 DIVISION OF FYSHWICK

SITE PLAN



SCALE: 1:400



[Signature]
Registered Surveyor

Executed by DALRONE PTY LIMITED

ACN 084 279 069 by:

[Signature] Director
[Signature] Secretary

Applicant

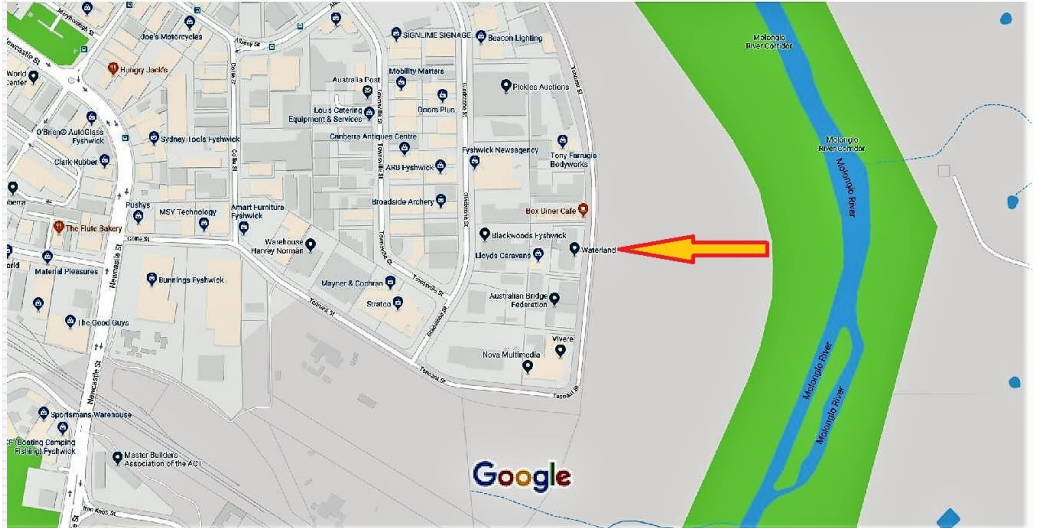
[Signature]
Monica Saad

Delegate of the Minister

SITE PLAN

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**

MAP



**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**



CONTACT

**UNITS 1 & 2
59 TENNANT ST
FYSHWICK**



FOR ALL SALES ENQUIRIES PLEASE CALL THE SELLING AGENT. DETAILS BELOW:

SELLING AGENCY: ALPHA COMMERCIAL PROPERTY
LICENCE No: 1840 1844

SELLING AGENT: CHRIS DRAKAKIS
LICENCE No: 1840 1445



PHONE: 0417 438 931

EMAIL: CHRIS@ALPHACP.COM.AU

DISCL AIMER

THE OPINIONS, ESTIMATES AND INFORMATION GIVEN HEREIN OR OTHERWISE IN RELATION HERE- TO ARE MADE BY ALPHA COMMERCIAL PROPERTY AND AFFILIATED COMPANIES IN THEIR BEST JUDGMENT, IN GOOD FAITH AND AS FAR AS POSSIBLE BASED ON DATA OR SOURCES, WHICH ARE, BELIEVED TO BE RELIABLE. ALPHA COMMERCIAL PROPERTY, IT OFFICERS, EMPLOYEE'S AND AGENTS EXPRESSLY DISCLAIM ANY LIABILITY AND RESPONSIBILITY TO ANY PERSON WHETHER A READER OF THIS PUBLICATION OR NOT IN RESPECT OF THE CONSEQUENCES OF ANYTHING DONE OR OMITTED TO BE DONE BY ANY SUCH PERSON IN RELIANCE WHETHER WHOLLY OR PARTIALLY UPON THE WHILE OR ANY PART OF THE CONTENTS OF THIS PUBLICATION.