

SHOWCASING COMMERCIAL PROPERTIES AND BUSINESS FOR SALE AND LEASE

# Keyassets

ISSUE 2 | August 2021

## Australia Dominates Commercial Transactions

Find out what's happening in the market.

### Strong Market Presence in South West WA

NAI Harcourts APG have ramped up their commercial division.

### Lease Surrenders

Why negotiating "lease surrenders" isn't the worst outcome.

Cliveden Commercial are finance specialists that bring experience and complete understanding from our panel of lenders **ensuring all applications are placed where they will have the most suitable outcome in the time frame required and without compromising any financial needs or objectives.**

Introducing Andrew Polley, Director of Cliveden Commercial with 30+ years experience in the finance and property industries specialising in finance and consulting for commercial real estate and green energy projects.

**To discuss your commercial real estate and business requirements call Andrew on 0409 526 741 or email [andrew@clivedencommercial.com.au](mailto:andrew@clivedencommercial.com.au)**

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## New sources of funding for large scale commercial real estate investment!

- Loan Minimum \$20m to maximum \$57m
- Maximum LVR 70%
- Interest rates from 4%
- Property security limited to income producing commercial property only [no development]

## New sources of funding for large scale developments!

- Loan Minimum \$20m NO maximum
- LVRs flexible
- Will consider preferred equity (terms and conditions apply)



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**Call Mark on 0408 918 390.**

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CAPITAL  
FINANCE GROUP  
FINANCE SPECIALISTS

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# CONTENTS

## COVER ARTICLES



05

### LEASE SURRENDERS

Why negotiating “lease surrenders” isn’t the worst outcome.

## FEATURED ARTICLES



15

### Property Trends

A look at world markets and what is making the news.



08

### STRONG MARKET PRESENCE IN SOUTH WEST WA

NAI Harcourts APG have ramped up their commercial division.



20

### AUSTRALIA DOMINATES COMMERCIAL TRANSACTIONS

Find out what’s happening in the market.

## LISTINGS

**6 Queensland**

**10 Western Australia**

**16 South Australia**

**22 New South Wales**



# Why Negotiating “lease surrenders” isn’t the worst outcome

With so many different factors at play and market conditions constantly changing Landlords, Lessees and agents are all finding peculiar circumstances, and sometimes even more peculiar solutions.

For many, the idea of a lease surrender might seem like the last resort, but here is why it might not be the worst idea to consider.

Over the past couple of years, numerous lockdown scenarios and trading conditions across all commercial market sectors have had impacts. For many Lessees there has been respite at times with Moratoriums on evictions, incremental savings (rental reductions) based on corresponding losses in the business, and deferral of rental payments. In the cases of some businesses the recovery has been strong coming out of lock down, but for others the loss of staff and momentum has meant that deferral of rent probably translates to deferral of the inevitable.

For Landlords too, the impact has been tough, with many experiencing some degree of mortgage stress or significant reduction in their cash flow in the case of self-funded retirees.

“Take your medicine”, “bite the bullet”  
or “read the writing on the wall”

Pick your cliché, but the essence remains the same for Landlord and Lessee alike, that it is not easy to accept these realities but sometimes it is better to get the right advice in early and salvage the best from a difficult circumstance.

## FOR LESSEES:

- Early negotiated surrender may cost a lump sum now, but done while there is still capital in hand, it could preserve other assets, and in extreme circumstances, avoid costly wind-up and insolvency actions.
- Reputational protection in a surrender over a landlord eviction down the line.
- In the case of multi-site tenants, it may afford the opportunity to consolidate
- Potential for re-usability of fit-out in some cases over costly make good



## FOR LANDLORDS

- Lump sum termination monies may provide relief in the short to medium term for
  - Mortgage Costs
  - Insurances, Rates and other taxes
- The ability to search for a new occupier whilst income is still covering the premises
- Negotiating now with an embattled but solvent tenant versus costly pursuit over an insolvent tenant later

Many of these discussions often happen far too late, but in the case of highly effective communication between the parties much better outcomes could be reached. Often the Commercial Property manager is one of the key identifiers in this chain, and Commercial Agents adept at lease negotiations are ideal as mediators in the ensuing discussions.

### JASON LUCKHARDT

National Manager  
NAI Harcourts





## Entry Level Investment Property For Sale

### **Brendale Unit 4/193 South Pine Road**

**Owner will look at all offers!**

[naiharcourts.com.au](https://www.naiharcourts.com.au)

#### **Northside of Brisbane Commercial Investment**

Unit 4/193 South Pine Road, Brendale is located at the front of the 'Brendale Business Park' one of the busiest and most sought after strata titled complexes in Brendale.

- Property Features:
- 132m<sup>2</sup> of professional office space
- Toilet & Kitchen amenities within
- Multiple office fit out + Open plan room
- Property can be split into two tenancies
- 4 exclusive allocated parking spaces

#### **Lease Details:**

- Leased to Accountancy Firm
- 5 Year Term with Options to renew
- 1/07/2021 Start Date
- \$30,360 + Outgoings + GST PA
- 2% Fixed annual reviews
- Bond in place.

Property Listing Link: <https://bit.ly/3Ba3TIF>

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Re-Leased

# Stop Using Residential Software to Manage Your Commercial Property Portfolio

Free yourself from workarounds with the right commercial software and get back to growing your portfolio and business.

Commercial property management is more competitive than ever, yet commercial property managers are persisting with legacy residential management software, building in workarounds and force fits. The right commercial-specific property management system should free you from routine and repetitive tasks to spend more time building your portfolio and business.

## Commercial and residential property managers have many things in common, including:

- Screening potential tenants
- Ensuring properties are maintained in good condition
- Navigating lease turnover
- Collecting rent and chasing arrears
- Tenant communication

*But commercial property managers face unique challenges.*

## Outgoings management - charging and reconciling

Commercial portfolios often have a variety of ways that outgoings are managed and on-charged to tenants. Good commercial property software will enable charges for maintenance, utilities and insurance to be fairly shared over the tenant base and be charged over and above tenants' base lease costs.

## Balancing business types

Commercial property managers must think carefully about their mix of tenants. Good commercial property software will help you -

visualise and manage things like zoning requirements, or avoid putting competing businesses side by side, which could have a negative impact on everyone's bottom line, including yours.

## Different industries have different needs

Do your tenants need sterile rooms, walk-in freezers or reinforced power grids? Good commercial property software should make managing maintenance and utility consumption distribution easy and fair.

## A higher number of tenants

A large office building means more tenants, more screening, more maintenance, more inspections, more rent invoicing and arrears chasing and more tenant communication. Any inefficiencies, manual processes and workarounds you've built into your residential software system will be exacerbated.

## Build on your tenant and client reputation, and stand out from competition with Re-Leased

Designed for successful property owners and managers to use on mobile or web, Re-Leased is one central hub for property management and accounting, bringing together all your people, accounts, lease management, inspections and maintenance and more. Complex tasks are simplified and streamlined, giving you back time so you can focus on growing your business.

*Built by commercial property professionals, for commercial property professionals.*



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desktop, iPad  
or mobile.

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## NAI Harcourts ramps up in South West WA

NAI Harcourts APG have recently ramped up their Commercial Division over the past 3 months and have a variety of Businesses and Commercial Properties for sale.

Oliver Kietzmann, working closely with Perth's NAI Harcourts Metro Team, Business Consultant and Commercial Property Consultant, also aligns with regional Harcourts Offices in Busselton, Bridgetown and Manjimup to ensure that NAI Harcourts has a strong market presence in the South West of Western Australia.

The South West is renowned for several industries including Tourism, Forestry, Viticulture, Horticulture, Livestock Production and also broadacre agricultural practices. Tourism is a rapidly growing industry as is refinement of natural resources, with numerous large mining concerns in the area too.

The Bunbury Port, and other local infrastructure, is about to go through significant expansion in order to be able to ship produce from the South West directly overseas. All these ventures added together have created a vibrant economy for NAI Harcourts to sink their teeth into.

### Current opportunities with NAI Harcourts in Bunbury:

- **Security and Screen Door Assembly** and Installation Business and Property - \$1,65m (Highly reputable and an industry first in the area since 1993)
- **Mechanical Workshop** - \$100k (located on Service Station site)
- **Accredited Civil Services and Training business** - \$6m (Secure contracts with Government authorities, Indigenous accreditation and part-ownership)
- **Regional News Agency** - \$900k (monopoly of area within 100km radius, expensive fitout and significant stock holding included)
- **Roller Skating Rink** and its premises - \$1.150m (2000m<sup>2</sup> site with 900m<sup>2</sup> Shed in industrial area)
- **Rural Tavern and Camping site** - \$tba (4.2ha site, rural but on busy road along the coast)
- **Laundromat Business** and their premises - \$1.2M (2 sites, premises included)





### We are also working with the following businesses in a discreet manner:

- **Security services business** – \$TBA (Turnover c.\$5m – highly profitable and well managed with secure contracts)
- **Digital Marketing Agency** - \$1.2m (massive potential for growth)
- Indian Fusion Restaurant - \$350k (room to expand by 50% in current venue)
- **Concreting Business** – c.\$5m-6m (Established by current owner 22 years ago, who will continue to work in the business)
- **Take-away Café** – \$75k (in heritage building, low overheads, at transport hub)
- **Vegetarian/Health Café** – \$250k ((Established by current owner 30 years ago, Prime location)
- **Hotel and Function centre** – \$20m (71 rooms, exquisite location and views)

#### Contact Oliver Kietzmann

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oliver@harcourtsapg.com.au  
office: 08 97 22 6666

[naiharcourts.com.au](http://naiharcourts.com.au)

For any enquiries or leads you may have for these businesses, referral fees negotiable.

# Western Australia



View looking east towards William Street  
Artist Impression



View looking north towards Train Line  
Artist Impression

## Multi-use Redevelopment Site – Ready for Development – Must be Sold!

### Beckenham 68-90 Bickley Road & 397 Sevenoaks Street

- 40,948m<sup>2</sup> land (approx.) on 3 titles
- 4,622m<sup>2</sup> land (approx.) on 4 titles
- Approved integrated build-to-rent affordable housing and retirement living
- Potential 1,544 residential units
- Potential 4,044m<sup>2</sup> of retail supermarket opportunity
- Potential 1,500m<sup>2</sup> of commercial office opportunities
- Potential 3,295m<sup>2</sup> of medical/consulting opportunities
- Potential building height for the residential apartments will range from 4 to 16 storey towers
- Potential for 3 levels of under croft parking providing for 2,044 car bays (approx.)
- Due diligence completed (full reports available on request)
- Three (3) street frontages
- Excellent location within 12kms to Perth CBD with Beckenham Railway Station and the future Metronet across the road
- 700m (approx.) to the regional Westfield Carousel Shopping Centre

Property Listing Link: <https://bit.ly/3DdbCHR>

**For Sale** All Offers Considered  
**View** by appointment

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# Western Australia



## Prime Central Business Location in Bunbury the heart of the growing South West \$143,000 p.a. Ex GST

### Bunbury 91 Victoria Street

Various spaces available through two floors of this prime property in the CBD of the City of Bunbury. The first floor offers 300m<sup>2</sup> of office space and the second floor offering 150m<sup>2</sup> of office space. If you are considering relocating your service centre to one of Western Australia's safest and most reliable locations as part of your risk management solutions or simply looking to relocate to one of Western Australia's fastest growing areas, then this could be the commercial opportunity you have been looking for.

- Large Office Space (\$220 per/m<sup>2</sup>)
- Absolute CBD Location
- First class office space in the midst of Bunbury CBD. Plenty of off street parking behind building
- Extremely secure tenancies, with swipe card access and would suit corporates, Public Sector, Consultants or someone looking for some additional professional space.

**For Lease** Contact agent  
**View** by appointment

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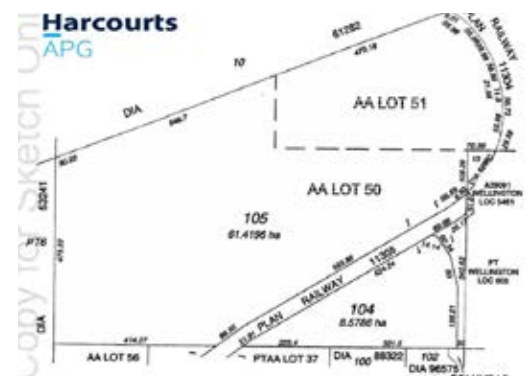
## Rare Opportunity – Large Land Holding

### East Picton Lot 105 Columbas Drive, Picton

- 61.42Ha/152acres block
- Zoned development
- Located in East Picton within the Picton Industrial Southern Precinct Structure Plan
- With Planning Department approval this block could be sub-divided into large engloblo lots, catering for companies that need room to move.
- The block is bounded to the North by the Bunbury - Perth railway line and to the East by the Western Loop.
- This provides access for the Greenbushes - Manjimup railway in both directions.
- The Bunbury - Perth line to the East, by the re-aligned Martin Pelusey Road, providing access to the development areas South of Harris Road.

**\$7,200,000 Ex GST**

**View** [www.naiharcourts.com.au/WHB29549](http://www.naiharcourts.com.au/WHB29549)



This document has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information herein is correct, we do not take responsibility for any inaccuracies. Accordingly all interested parties should make their own enquiries to verify the information.



## Iconic Security Installation & Solutions Business For Sale

### **Bunbury** 144 Blair Street, Bunbury WA

- WA Security Installation & Solutions Business For Sale
- Years Trading: The business has been in existence for 28 years
- Hours of Operation: Mon - Fri 9:00am to 4:00pm
- Tailor made security solutions that suit your property and your lifestyle.

#### **The Business:**

Assembly and installation of strong and durable aluminium security products manufactured from top quality materials since 1993. This business and its founding owner have an indisputable reputation for honesty, integrity, reliability and quality workmanship in the South West region.

**View** [www.naiharcourts.com.au/WHB34459](http://www.naiharcourts.com.au/WHB34459)

**For Lease** Contact agent  
**View** by appointment

[apg.harcourts.com.au](http://apg.harcourts.com.au)

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# Western Australia



## Pinnacle House | Office Space

### Mount Pleasant 16 Ogilvie Road

- Areas available from 82sqm to whole floor of 823sqm (approx.)
- Rent from \$75 / sqm + GST + Outgoings
- Options of fitted or open spaces available
- Basement and ground level under cover car bays
- End of trip facilities
- Great location close to public transport, train and bus services
- Cafés, restaurants and a supermarket all on your doorstep
- Flexible rental terms available

Property Listing Link: <https://bit.ly/2ULtAjl>

**For Lease**

**View** by appointment

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# Western Australia



## Restaurant | Pizzeria

### Fremantle 16 South Terrace

This is a prime opportunity with 624m<sup>2</sup> (approx.) on offer over 2 levels, centrally located in the hub of Fremantle's Cappuccino Strip! There is the option to run a restaurant on both floors OR a first floor function venue and a ground floor restaurant with casual outside, laneway and inside dining options.

- Quality fit-out already in place
- 2 pizza ovens, 2 kitchens
- Cool room facilities, liquor licence
- Lift for food supplies
- Separate outside bin area

Property Listing Link: <https://bit.ly/3gv9bXb>

**For Lease**

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# Property Trends – a look at world markets and what is making the news

## Adaptive reuse is CRE’s sustainable darling.

Did you know that your new building might pack the best-of-breed technologies and energy solutions-but on the flip side it would take roughly 65 years for an energy-efficient new development (with as much as 40% recycled input materials) to save or recover the equivalent energy lost through demolishing? This is according to reports from the United States Environmental Protection Agency. Viewed through that lens, our approach to green buildings and energy efficiency may need a serious rethink. There is another approach to take, of course, and that is adaptive reuse. A strategy that although not strictly new, is quickly becoming a conversation starter and “darling” of sustainable commercial real estate (CRE) circles.

Besides on-site savings, Adaptive reuse is not just about redesigning or redeveloping, it can be viewed as breathing new life into buildings, updating their use case as much as their construction, and a smart, green step to take. They can also be beautiful, and simply cool—as written in Architectural Digest in its review on **Cool Is Everywhere: New and Adaptive Design Across America**, by photographer Michel Arnaud.



### | STARTING GREEN

With adaptive reuse, developers and architects are starting on a green foot—using an existing building shell, rather than having to construct right from scratch. That means less material use, often less waste, and can reduce the number of shipments of materials needed, which contributes significantly to a building’s carbon footprint.

### | USE CASES

Adaptive reuse can also contribute to a neighbourhood—in feel and in service provision—often seen as a popular way of making space for more offices, workplaces and creative retail in areas with a declining manufacturing industry. Unlocking dining and entertainment offerings as the demographics in a neighbourhood change is one of the success stories of this sector.

Many of the urbanite dwellers among us would have already benefited from this and seen **“old, become trendy and unique”**. Adaptive reuse enables a strategy of densification and reuse.

“ old, become trendy and unique ”

Seeking inspiration? This list of 20 creative adaptive reuse projects from around the world is a great showcase of the possibilities this tactic can unlock.

<https://www.archdaily.com/783283/20-creative-adaptive-reuse-projects>

Source: NAI Global



## McLaren Vale Vineyard + Poultry/Egg Lease

### McLaren Flat 76 Pennys Road

Grenache Vineyard in McLaren Vale Wine Region with fabulous income opportunities at around \$120,000 per annum via lease from Egg company, Home Rental and Vineyard Grape Sales - or more if you bottle your own wine!

Well located only 5 minutes' drive from the heart of McLaren Vale and consisting of the following.

- 4 Acres (appr) Dry Grown Grenache returning good returns via Grape Sales to local wine maker. (higher yields available to bottle your own vintage)
- 2 climate controlled Poultry Barns
- 3 Bedroom home set in glorious gardens - live in yourself or rent out for for strong rental agreement.
- Outstanding Elevated site in rear corner with views over McLaren Vale wine region spying on the D'Arenberg Cube, and multiple other major wineries, cellar doors and distillers. Ideal site for New home, tourism retreats, or cellar door (all stc).

Property Listing Link: <https://bit.ly/3gEUQaP>

**Best Offers Sought \$1.5 - \$2M**  
**View** by appointment or live video  
<https://bit.ly/3gEUQaP>

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[nigel.christie@harcourts.com.au](mailto:nigel.christie@harcourts.com.au)





## Echuca Rich River Brick & Tile / Sand & Soil

### Locally owned and operated business

- Separate sand quarry based in Moama
- Both freeholds available by negotiation
- Convenient locations
- Opportunity for growth

Rich River Brick & Tile / Sand & Soil is a locally owned and operated business based in Echuca. Ideally situated on Ogilvie Avenue, the business enjoys excellent highway frontage with a large premises providing prominent exposure to passing traffic.

The business is segregated into three main areas; Rich River Sand & Soil, Rich River Brick & Tile and a Sand Quarry located on Barmah Road in Moama which supplies product to the sand and soil business. The vendors own the freehold property in Echuca and the Quarry property in Moama which are available for sale by negotiation.

Rich River Brick & Tile / Sand & Soil caters to both the domestic and commercial markets providing sales and services to a broad range of customers including first home buyers, renovators, builders, landscapers and garden lovers.

Rich River Brick & Tile / Sand & Soil is an exclusive distributor of PGH bricks and depot for Boral Cement bagged products. The business has been an agent of National Masonry Blocks, Bricks and Pavers for 32 years and is also a stockist of Boral Roof Tiles and Boral Wet Cast Pavers.

The Managing Director (one of the business owners) plays an active role within the business and is supported by the Mine Manager. In addition, the owner's wife works in an office/reception/sales role and there is a driver/yardman also employed.

The business currently operates with one owner-operator working full time and has done so for the last 32 years. A fresh, new market approach would inject new life into the business and potentially attract new clientele.

**\$750,000 + SAV (No GST)**



### NAI Harcourts Rinnovate Business Brokers

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Suite 440, Level 30

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## Strategic Motel Holding

### Port Vincent 12 Main Street

- Outstanding quality motel with all facilities
- Comprising 6 two bedroomed Standard Apartments, 2 two bedroomed Superior Apartments, 2 upstairs Motel Suites, 2 one-bedroom Studios
- Comfortable renovated 4-bed Managers Residence with reception
- Excellent recent trading figures with substantial forward bookings
- Ideal location, close to beach other tourism destinations
- Valuable plant & equipment included on a walk-in-walk-out basis
- Site size 2,240m<sup>2</sup>
- Ideal for chain operators, young couples, or as an investment for retirees

**For Sale** – Contact Gary Taplin on 0412 824 575 for further details

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## High Quality Facilities in Premium Inner-City Location

### Kensington 23 High Street

- Situated in high profile Inner East location
- Quality improvements with a total net building area of 200m<sup>2</sup> (approx.)
- Highly flexible zoning offers a variety of uses
- Ducted R.C. air conditioner, solar panels, network hub/high-speed internet
- On site car-parking
- Total site area 450m<sup>2</sup> (approx.)

**For Sale** - Price: \$1.4m

**Nicholas Josipovic**

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## 4 adjoining titles offered as a whole with valuable rear access

### St Marys 1215 South Road

- Flexible improvements to suit many purposes
- Comprises 1,937m<sup>2</sup> offices/showroom/warehouse
- Total site area in 4 titles 2,770m<sup>2</sup>
- 1217 South Road leased for \$105,000 per annum net
- Excellent zoning - Commercial (South Road) permits many uses
- Huge redevelopment potential, renovate existing structure
- Suited to Owner - Occupier/Developers/Investors
- Substantial carparking available in Ragless Street
- NOT AFFECTED BY ROAD WIDENING TUNNEL

**For Sale** – Contact Gary Taplin on 0412 824 575 for further details

**Gary Taplin**

M: 0412 824 575

[gary.taplin@harcourtssheppard.com.au](mailto:gary.taplin@harcourtssheppard.com.au)

# COMMIT TO BE FIT

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# What's happening in the Market?

Australia has been the dominant player in Commercial transactions throughout the first half of the year right across the Pacific region.

Even more telling about the attractive nature of our commercial investments, is the origin of the purchasers. Reports from market analysts indicate nearly 40% of the almost \$21 Billion in commercial activity has come from offshore, a result that nearly doubles the amount from the corresponding period in the prior year. This has demonstrated the desirability of Australia, and Australian economic conditions to the broader international market.

Even more telling about the attractive nature of our commercial investments, is the origin of the purchasers. Reports from market analysts indicate nearly 40% of the almost \$21 Billion in commercial activity has come from offshore, a result that nearly doubles the amount from the corresponding period in the prior year. This has demonstrated the desirability of Australia, and Australian economic conditions to the broader international market.

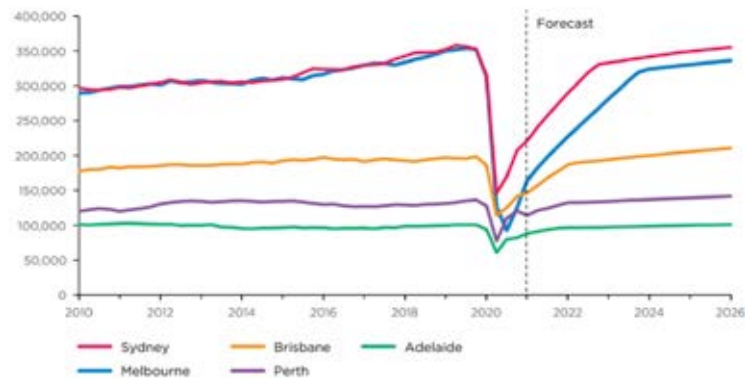
Of the various market sectors, the **Hotel and Accommodation** sector has been the most negatively affected, but with strong expectations of improvement as vaccine deployment gets further along. Domestic tourism has provided a minor band aid to the deeply wounded sector, but without a return of international tourism it remains a more fragile asset class, particularly with state border restrictions creating a secondary resistance point to recovery.

The **Office** market sector continues to surprise, even seeing a rise in enquiry as some lessees seek to take advantage of rent and quality improvements on offer in central locations. Support comes from the commercial construction sector, which is booming but with supply chain concerns, and labour market difficulties, a somewhat slower delivery of new and available stock has added a further positive dimension to the office sector. Much is said about the “work from home” dynamic having an effect, but there are strong cases mounting for those that want a balanced work-life not seeing home as the only solution.

Strong forecasts in recent reports point towards rapid recovery within 3=4 years across most of our major markets.<sup>2</sup> Brisbane and Perth the fastest to



## RETURN TO WORKPLACE RATES



Source: Deloitte Access Economics  
Employment of people working in the given location excludes those working remotely due to COVID-19. It does not exclude those who were working remotely prior to COVID-19 and have continued to do so to following COVID-19.



recover (2023 forecast) with Melbourne (early 2025) Adelaide (2026) and Sydney taking the longest out to a 5 year and beyond horizon.

**Retail** remains one of the more diverse challenges in the market, with many different facets to its makeup. The rise of neighbourhood centres, and especially those with a focus towards Household and non-discretionary items is one of the success stories of recent times. Meanwhile, CBD centric retail has suffered along with Tourism and travel related businesses, and retailers with a heavy reliance upon overseas supply chain. Australia, as a retail driven nation still has relatively less Large scale Shopping space, and as such has less exposure to an oversupply scenario. Given many centres in Australia base themselves around essential fresh food and supermarket supplies it is expected that general demand will remain high. It is expected that considerable repurposing of space, particularly in the Department store sector will continue, but the evolution towards medical, education, experiential and “last mile delivery” is all expected to assist with this change.

Of all the commercial sectors, the undisputed benefactor of prevailing fortunes has been the **Industrial, Manufacturing and Logistics sector**.

“ A reshaping of Australia’s economy drove the biggest ever take-up of industrial space in the June quarter, as industries such as construction and manufacturing secured capacity in response to their growing need to hold stock on shore in response to pandemic-disrupted global supply chains.<sup>3</sup> ”

There have been numerous reasons that this sector has boomed.

- The “Just in Time” adage morphing further to a “Just in Case” business case,
- Construction led economic recovery and the need to hold higher levels of supply,
- Growth and development in the manufacturing sector after many years of offshore reliance driving the need for new space
- Economic backdrop of a low interest rate environment providing owner-occupiers with an unprecedented momentum in the sector.

## Factors driving change

The hunt for returns continues to be a competitive environment, particularly in the “A grade “ or premium capital market stock. This environment, coupled with lingering uncertainty with a backdrop of high population centres being plunged into lockdown has given rise to cashed up investors moving to stand alone, and strategically positioned investments in record numbers.

- Overheated residential prices moving residential investors to look at higher returns in commercial
- Policy underpinned investments seen as de-risked e.g. Childcare and Health Sector
- Consumer change to neighbourhood non-discretionary driving service centres and regional shopping to tighter yields.

Despite a slower population growth trajectory now being plotted because of the pandemic’s influence, Australian regional cities continue to show growth with many people making lifestyle adjustments. Demographers will be more in demand than ever with their findings being such critical keys to the puzzle. Likewise, with many of our NAI Harcourts offices working regional markets, key insights are available from our agents that are connected to what is happening on the ground.

**For more information contact the local NAI Harcourts office.**

<sup>1</sup> “In and Out Report” - CBRE Research

<sup>2</sup> “City of Melbourne , Medium Term Economic Outlook” - Deloitte Access Economics

<sup>3</sup> Financial Review “Industrial property take-up hits new high” July 12,2021 M.Bleby

### JASON LUCKHARDT

National Manager  
NAI Harcourts



# New South Wales



## Teralba, 48 York Street

### High Quality Offices and Showroom on level 1,012sqm Block Zoned B1

With its schmick showroom at the front preceding a mix of modern open plan and private office space, and a large freestanding workshop or storage shed at the rear, this superb commercial premises, and its level 1,012sqm landholding, can be a flexible investment or whatever your business desires.

Positioned in lakeside Teralba's main thoroughfare with good exposure to passing traffic, the B1 Neighbourhood Centre zoning allows for a variety of uses including business premises; centre-based childcare facilities; community facilities; medical centres; neighbourhood shops and shop-top housing (STCA).

Available with vacant possession, this is an exceptional premises that has had a high-end fit out and comes with the luxuries of ducted air-conditioning, 7kw solar electricity panels, an alarm system with video surveillance, and off-street parking for up to 9 vehicles.

Business owners and astute commercial investors should put 48 York Street on their must-see list.

- 1,012sqm parcel with approximate dimensions of 20.3m x 49.7m
- Comprising a reception area, showroom, boardroom, open plan office space with three private offices, storeroom, kitchenette, three toilets and a shower
- Separate freestanding workshop/storage shed
- Zoned B1 – Neighbourhood Centre
- Teralba train station is just 350m away
- Positioned on the north-western corner of Lake Macquarie, Teralba is 22kms from Newcastle CBD

Property Listing Link: <https://bit.ly/3muTjbh>

**For Sale** by Expressions of Interest  
**View** by appointment

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## Join Coles at Henry Parkes Plaza, Tenterfield

### Tenterfield 176-182 Rouse Street

Large and spacious retail premises have just become vacant in Tenterfield's busy Henry Parkes Plaza.

Constant, all day passing traffic, makes this a great location for that new business venture.

It has a generous size floor area of approximately 871.3m<sup>2</sup>. Complete with air conditioning, staff kitchen, toilet facilities and rear loading dock off rear lane, which would suit a range of retail businesses including clothing, restaurants, health and more.

This centre is complimented by various other businesses including:-

- Coles (Town's only major supermarket)
- Price Busters Variety Store
- Icebox Liquor
- Services NSW
- Guardian Pharmacy
- Wizards Butchery
- NAB ATM

Outline indicative only

**For Lease** Contact agent  
**View** by appointment

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