



Boundary lines are indicative only

Information memorandum

Warkworth
20 Baxter Street

Prepared by Mackys Real Estate Ltd



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The opportunity

Bayleys in the North Commercial & Industrial is pleased to offer 20 Baxter Street, Warkworth for sale by negotiation.

- Split-risk investment returning \$94,336.24 net income per annum.
- Positioned on the corner of Baxter and Percy Street, neighbouring the New World supermarket and carpark.
- Unique riverside location overlooking the Mahurangi River and walkway.
- Underpinned by Business Town Centre Zone
- Future development up to 18m subject to Auckland Council height variation controls. Lease agreements include a demolition/redevelopment clause for future development.

20 Baxter Street is a split risk investment located centrally in Warkworth. Returning \$94,336.24 net per annum from five established professional tenants.

The property consists of five tenancies with a gross floor area of 200 square metres, with direct exposure and access to Percy and Baxter Streets.

Well positioned in Warkworth, a growing North Auckland suburb approximately 45 minutes from the CBD, known as a popular tourist destination.

For sale by negotiation.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.

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<https://www.propertyfiles.co.nz/1271391>

Executive summary

20 Baxter Street is a rare, town centre investment opportunity, leased to established professional services returning \$94,336.24 net passing income per annum.

The property is being marketed for sale by by negotiation.

The property



Property address

20 Baxter Street



Legal description & record of title

LOT 1 DP 77842 NA34A/851



Floor area

200m² (approx. only)



Land area

310m² (more or less)



Car parking

Nil (road side public parking outside the building)



Zoning

Business - Town Centre



Annual income

\$94,336.24 net income



Occupancy

100%



Tenant/s

Total Security
Lions International
TCE (Engineering)
STM
Northspace



Add value opportunities

Market rental upside
Owner/Operator potential in 2028
Development subject to Council height variation controls up to 18m

The sale process



Method of sale

For sale by by negotiation

Key highlights

- Established tenants with successful trading history
- Passive investment returning \$94,336.24 net income per annum.
- Rental upside opportunity with 2027/2028 lease renewals
- Central location within Warkworth, a popular growth node North of Auckland
- High corner visibility positioning
- Rare river and reserve outlook
- Development potential subject to council height variation controls up to 18m

Investment highlights

- 01 **Established tenants**
Fully leased to established tenants with successful trading histories.
- 02 **Owner/operator**
Opportunity for owners to secure front office space
- 03 **Low vacancy market**
Warkworth reflects low vacancy for ground floor premises sub-100sqm.
- 04 **Passive opportunity**
The ideal passive commercial investment opportunity requiring minimal management.
- 05 **Well maintained property**
The property has been actively maintained inside and out.
- 06 **Demolition/redevelopment clause**
Lease agreements include a demolition/development clause for future development.

20 Baxter Street is an ideal passive investment opportunity with a split risk profile located centrally in Warkworth. Returning \$94,336.24 net income per annum and leased to established professional services, this property is a rare opportunity with potential to experience perennial growth as the region's population expands.





Exterior





Common
areas





Office
spaces





The property

20 Baxter Street is an established investment opportunity set in Warkworth's town centre.

The property consists of five tenancies with a gross floor area of 200 square metres, over one level with direct exposure and dual access from the corner site, adjacent to the New World supermarket. The location offers public street parking at the front and side of the premises. The property is a one level building overlooking the Mahurangi River and reserve.

Key features include:

- Well maintained and presented building
- One level premises with five tenancies
- Originally constructed in the 1980's (estimated)
- Office tenancies with shared WC's, kitchen and entrance foyer.
- Prime corner road position neighbouring the long-established New World supermarket

Property attributes

Floor area	200m ²
Land area	310m ²
Age	1980's
Number of tenancies	5

Floor area breakdown

Property type	Area (sqm)
Northspace	12.12sqm
Total Security	12.12sqm
Lions Int.	33.47sqm
TCE	33.7sqm
STM	43.39sqm
Common areas	81.2sqm

The location

Warkworth is a popular North-Auckland township and a well-known tourist location, housing a range of boutique retail, food and beverage, and artisan businesses.

Warkworth township is located approximately 45 minutes North of Auckland



Puhoi-to-Warkworth Motorway Extension

The area benefits from the Puhoi to Warkworth motorway extension which is now open.



Transport

Warkworth has recently been included in the Auckland Transport bus service running from Warkworth town centre and surrounding suburbs to the CBD daily.



Amenities

The area benefits from a robust set of amenities, including a range of boutique retail, Countdown and New World Supermarkets, Pak'n'Save, The Warehouse, Warkworth Primary School, Mahurangi College and the Rodney Surgical Centre.



Growth and development

The population in Warkworth is anticipated to increase to 25,000 permanent residents by 2030.

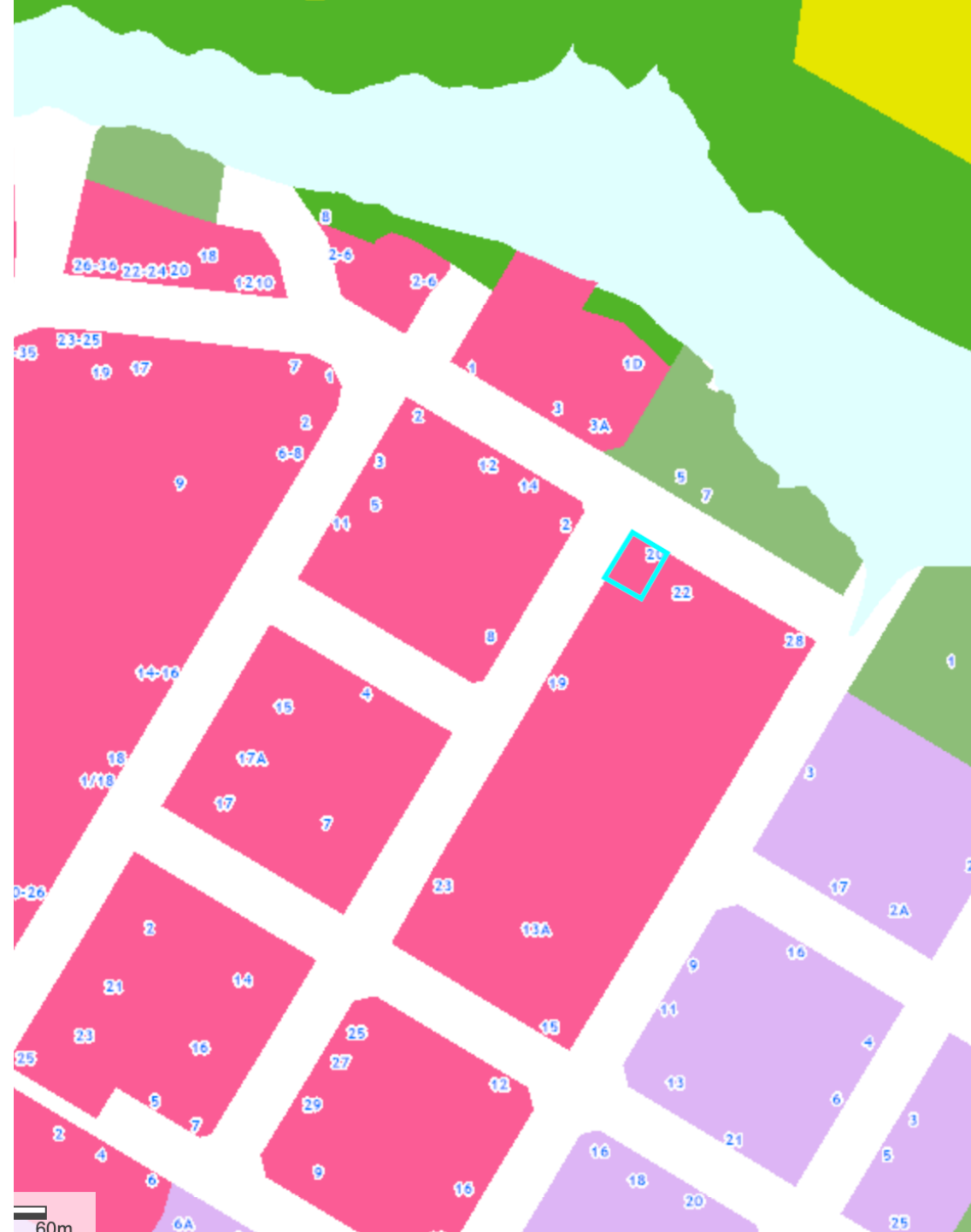


Legal description and zoning

Record of title	NA34A/851
Legal description	Lot 1 DP77842
Tenure	Freehold
Rating valuation	Land value \$620,000 Improvements \$530,000 Capital value \$1,150,000
Local authority	Auckland Council
Zoning	Business Town Centre
Precinct controls	Warkworth 3, Sub-precinct A

Zoning

The Business – Town Centre Zone applies to suburban centres throughout Auckland, the satellite centres of Warkworth and Pukekohe, and the rural towns of Helensville and Wellsford. The centres are typically located on main arterial roads, which provide good public transport access. The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth. There is a range of possible building heights depending on the context. Provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights are appropriate. The height opportunities within the centres will facilitate increased intensification, including office and residential activities at upper floors.



20 Baxter Street





Income summary

TENANT	INCOME	OPEX	LEASE TERM	Size of Tenancy
Northspace	\$12,521.76	1/8 share	Commencement 1/4/2026 1 Rights to renew of 1 years Final expiry 31/3/2028	12.12sqm
Total Security	\$9,880.00	1/8 share	Commencement 1/7/2024 2 Rights to renew of 2 years Final expiry 30/6/2030	12.12sqm
Lions International	\$26,013.00	Included In lease	Commencement 5/11/2025 2 Rights to renew of 2 years Final expiry 4/11/2031	33.47sqm
STM	\$29,113.08	2/8 share	Commencement 13/3/2026 1 Rights to renew of 1 year Final expiry 4/8/3/2028	43.39sqm
TCE	\$16,808.40	2/8 share	Commencement 9/2/2026 1 Rights to renew of 1 year Final expiry 8/2/2028	33.7sqm
Totals	\$94,336.24 Plus GST			
Rates	\$5,453.52			
Insurance	\$5,551.16			
OPEX extras	\$3,025.00			
Outgoings (reconciled at year end)	\$12,678.52 incl. GST	\$11,024.52 plus GST		

*All amounts are excluding GST unless otherwise stated.

The sale process

20 Baxter Street, Warkworth is being offered for sale by by negotiation.

**To assist purchasers with their assessment of the offering an online due diligence data room is available.
propertyfiles.co.nz/1271391**

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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Appendices

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Documents available via www.propertyfiles.co.nz/1271391

- Lease Agreements
- Property Title
- LIM report (awaiting receipt)
- Council Property Files (awaiting receipt)



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