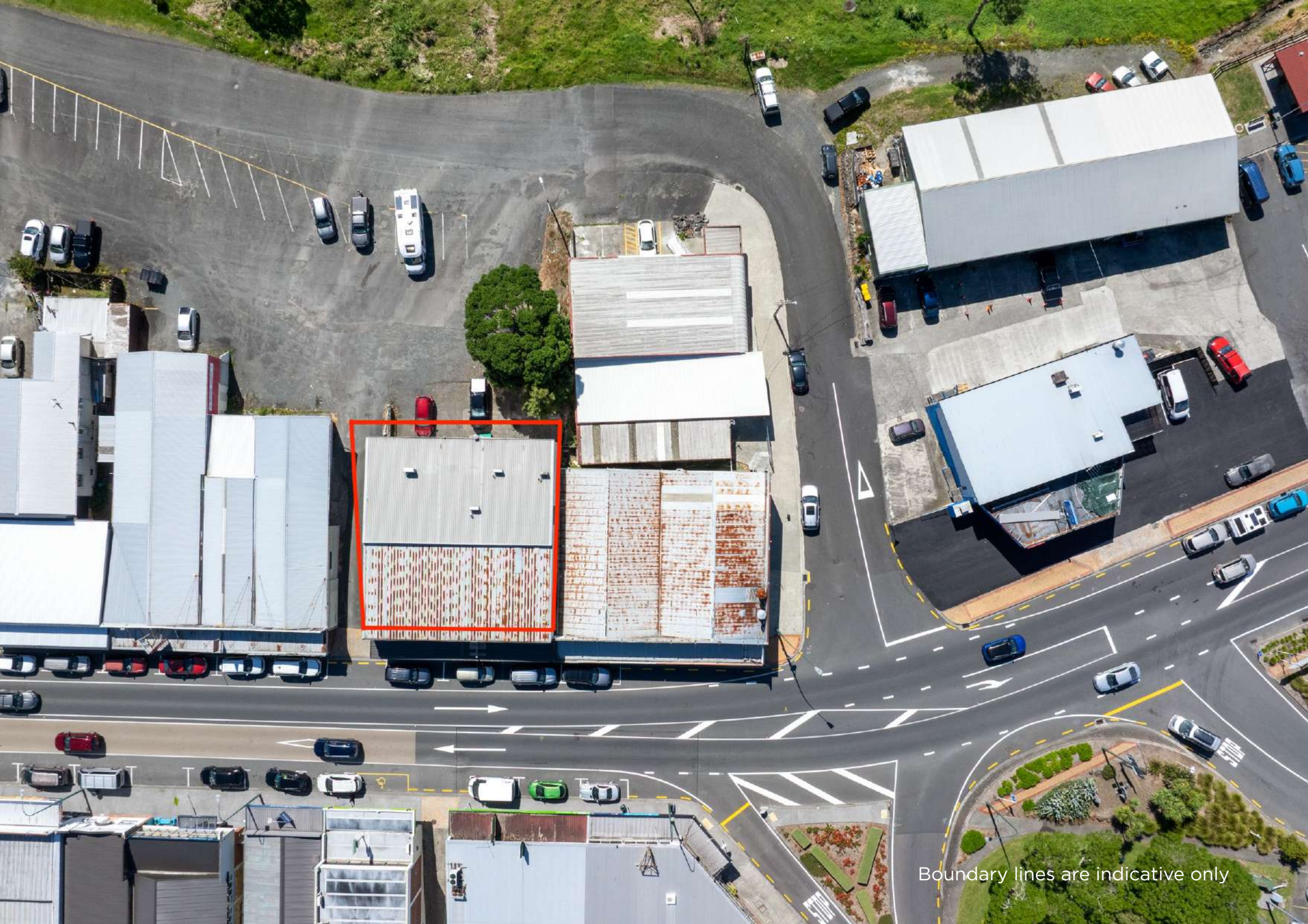




Information memorandum

Wellsford
142-146 Rodney Street

Prepared by Mackys Real Estate Ltd
December 2025



Boundary lines are indicative only

The opportunity

Bayleys in the North Commercial & Industrial is pleased to offer 142-146 Rodney Street For Sale by negotiation.

- Split-risk investment currently returning \$64,071.36 + GST per annum
- Positioned centrally on Wellsford's main thoroughfare attracting strong foot traffic
- Wide road frontage with customer parking in front and long term parking at the rear.
- Underpinned by Business Town Centre Zone

142-146 Rodney Street is a split risk investment located centrally in Wellsford. Returning \$64,071.36 net per annum from six established tenants ranging from a fast food operator, hairdresser/barber, beauty salon, and professional services.

The property consists of six tenancies with a gross floor area of 710 square metres, across two levels.

Well positioned in Wellsford, a growing North Auckland suburb approximately 70

minutes from the CBD, known as a popular tourist destination.

For Sale by negotiation.

Contact the sole agents now for further information.

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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[bayleys.co.nz/1271347](https://www.bayleys.co.nz/1271347)

<https://www.propertyfiles.co.nz/1271347>

Executive summary

142-146 Rodney Street is a rare, town centre investment opportunity, leased to established tenancies returning \$64,071.360 plus GST pa.

The property is being marketed For Sale by negotiation.

The property



Property address

142-146 Rodney Street



Legal description & record of title

LOT 1 DP 27277 NA18B/1046



Floor area

710m² (approx. only)



Land area

402m² (more or less)



Car parking

Street front and rear of building customer and public parking



Zoning

Commercial - Town Centre Zone



Annual income

\$64,071.36 plus GST



Occupancy

Approximately 90%



Tenancy

6 varied operators plus one office vacancy



Add value opportunities

Market rental upside/owner operator office space upstairs.
Extend and formalise several leases

The sale process



Method of sale

For sale by negotiation

Key highlights

- Established tenants with successful trading history
- Passive investment returning \$64,071.36 pa plus GST.
- Central location within Wellsford, a popular growth node North of Auckland
- High foot traffic positioning

Investment highlights

- 01 **Established tenants**
Leased to established tenants with successful trading histories.
- 02 **Owner/operator**
Opportunity for owners to secure one or both of the upper level office units with short term tenancies in place.
- 03 **Low vacancy market**
Wellsfords main street reflects low vacancy for retail premises sub-100sqm.
- 04 **Passive opportunity**
The ideal passive commercial investment opportunity requiring minimal management.
- 05 **Well maintained property**
The property has been recently had the long run roof replaced and some external paint repairs.

142-146 Rodney Street is an ideal passive investment opportunity with a split risk profile located centrally in Wellsford. Returning \$64,071.36 pa. and leased to established businesses, this property is a rare opportunity with potential to experience perennial growth as the region's population expands.





142 - 146

Rodney St





142 - 146

Rodney St





142 - 146

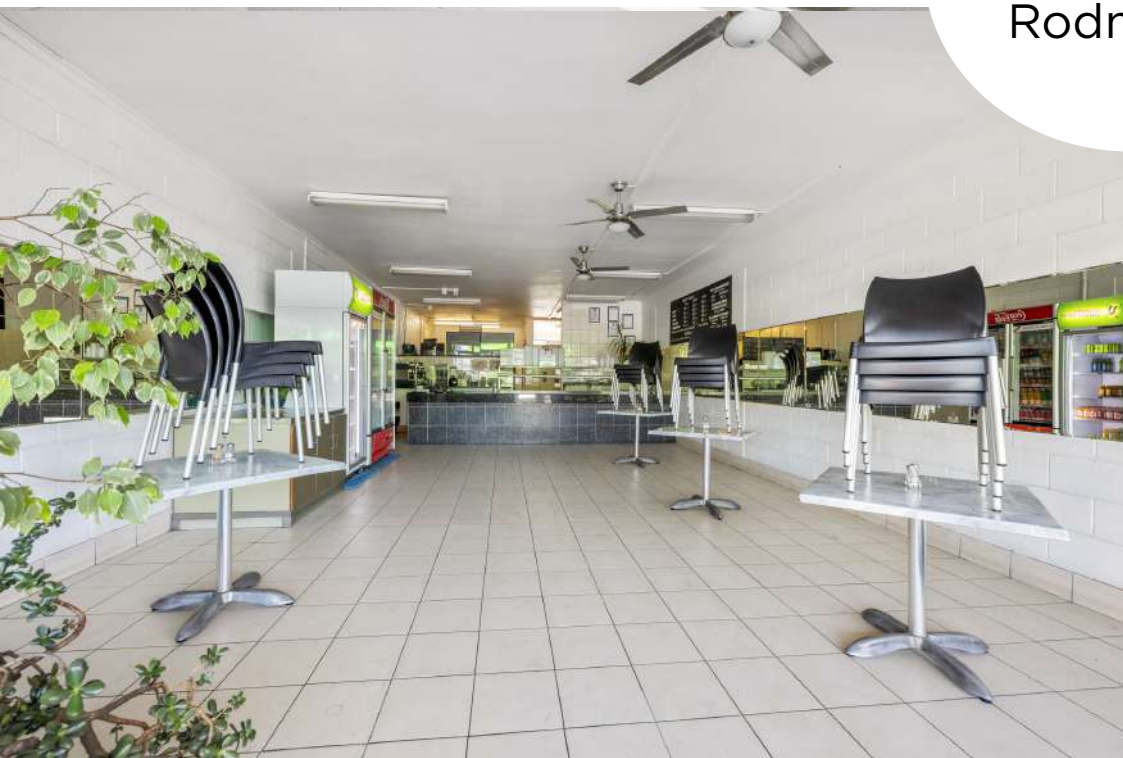
Rodney St





142 - 146

Rodney St





Boundary lines indicative only



The property

142-146 Rodney Street is an established investment opportunity set in the heart of Wellsford's town centre.

The property consists of six existing tenancies with a gross floor area of 710 square metres (more or less), over two levels with direct exposure and access to Wellsford's main street. The location offers street parking at the front of the premises and behind the building. The property is a two-level building overlooking the main township.

Key features include:

- Near full tenancy schedule with six established tenancies
- Two level premises with 6 tenancies
- Well presented tenancies and building
- Retail and hospitality businesses on the ground floor with 1-2 professional spaces on the upper level
- Main road position in the town centre

Property attributes

Floor area	710m ²
Land area	402m ²
Age	196-1970's
Number of tenancies	6 plus one vacancy

Floor area breakdown

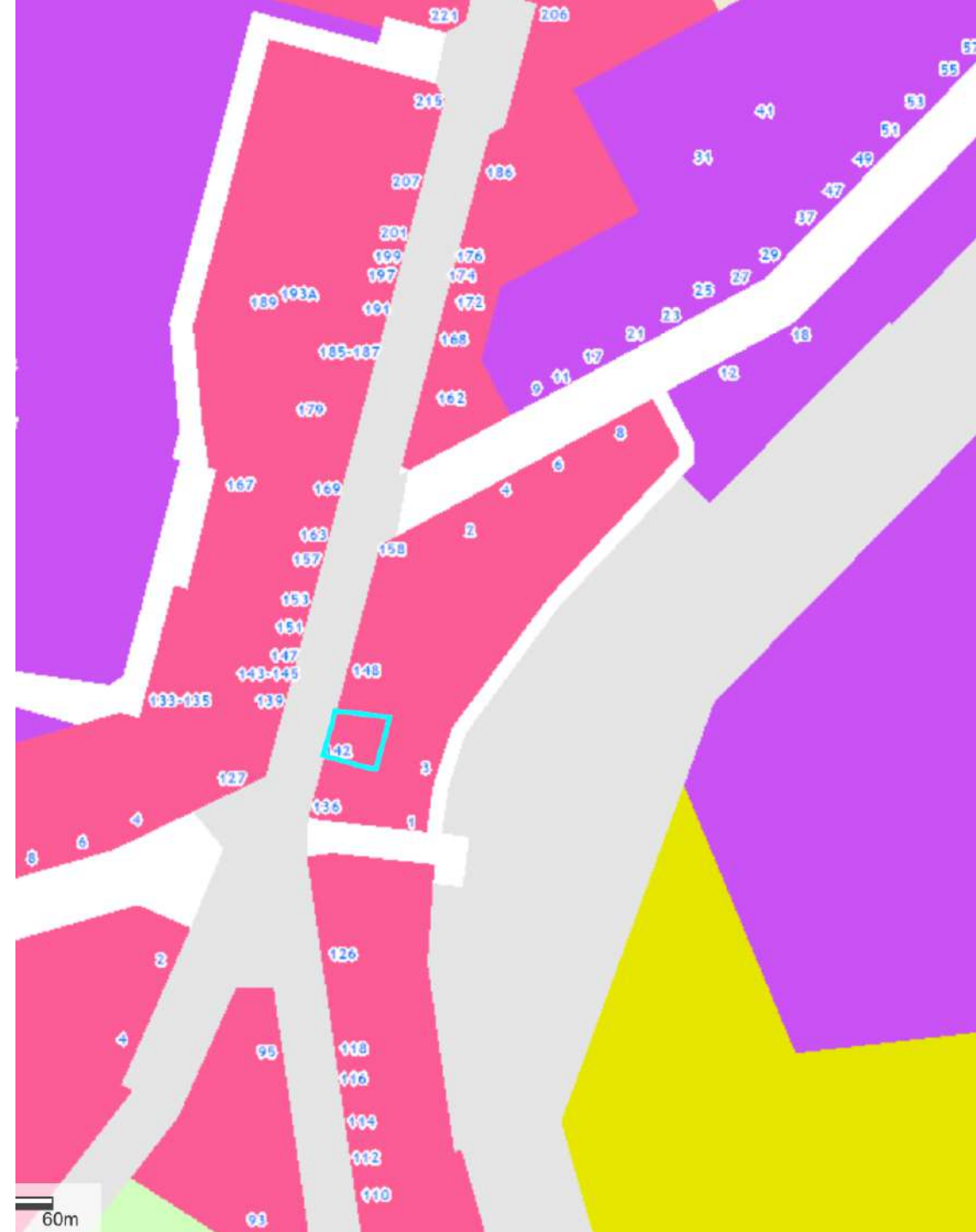
Property type	Area (sqm)
DMKDS	173sqm
Bruce Barber	87.4sqm
Dragonfly House	95.2sqm
Lashes by Natalia	48.5sqm
Civil IQ	42.5sqm
Ready Roast	126.7sqm
Vacant unit	74.1sqm

Legal description and zoning

Record of title	NA18B/1046	
Legal description	LOT 1 DP 52729	
Tenure	Freehold	
Rating valuation	Land value	\$325,000
	Improvements	\$950,000
	Capital value	\$1,275,000
Local authority	Auckland Council	
Zoning	Commercial – Town Centre Zone	

Zoning

The Business – Town Centre Zone applies to suburban centres throughout Auckland, the satellite centres of Wellsford, Helensville and Pukekohe. 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.





Boundary lines indicative only



Income summary

TENANT	INCOME	RENEWAL/EXPIRY
Unit 1 (vacant)	Potential income \$20,400	vacant
Unit 2 (Bruce Barber and Salon)	\$13,563.48	01/02/2026 (expiry)
Unit 3 (Dragonfly House)	\$13,563.48	01/08/2026 (expiry)
Unit 4 (Lashes by Nathalia)	\$8,638.92	Monthly
Unit 5 (Civil IQ)	\$8,400.00	06/04/2026 (expiry)
Unit 6 (Ready Roast)	\$19,905.48	01/08/2027 (renewal) Final expiry 31/07/2035
Unit 7 (vacant)	Potential income \$14,640.00	vacant
Passing income	\$64,071.36	
Rates	\$10,079.25	Tenant charged
Insurance	\$11,295.91	Tenant charges

*All amounts are excluding GST.

The sale process

142-146 Rodney Street is being offered For Sale by Negotiation.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/1271347

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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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit **bayleys.co.nz/1271347**



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Bayleys in the North

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Silverdale, Auckland

Bayleys Warkworth

41 Queen Street
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Bayleys Whangarei

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Whangarei

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