



Information memorandum

Upper Hutt Central, Upper Hutt
9 - 11 King Street

Prepared by Capital Commercial (2013) Limited
Total Property 1 - March 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 9 King Street, Upper Hutt Central for sale by way of Price by Negotiation.

This multi-tenancy commercial property is prominently positioned in a busy and well-established commercial precinct at the northern end of Upper Hutt's CBD. Offering a true split-risk investment, the property is leased to three individual tenants across a diverse mix of professional uses.

The tenancy profile includes a law firm, training centre, and health & beauty operator, providing strong income diversity and stability in a high-yielding location.

Directly opposite well-known national retailers including Supercheap Auto, Bridgestone Tyres, and The Warehouse, the property benefits from excellent profile, strong passing traffic, and ample parking, making it a highly attractive addition to any investment portfolio. A compelling opportunity for investors seeking secure income, location strength, and long-term value.

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.

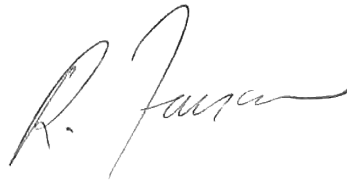


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Executive summary

The property



Property address

9-11 King Street, Upper Hutt Central



Legal description & record of title

LOT 1 DP 45985 WN17D/780



Floor area

704sqm



Land area

685sqm



Car parking

Six (6)



Net income

\$111,582 pa + GST



Occupancy

Fully Leased



Tenants

Three



Seismic rating

45% NBS 2026



Zoning

City Centre

The sale process



Method of sale

Price by Negotiation

Key highlights

- Multi-tenanted commercial investment
- Diverse tenant mix - reduced risk profile
- High-exposure location in a busy commercial hub
- Surrounded by national retail brands
- Excellent on-site and nearby parking





The property

The property is divided into three separate commercial tenancies, providing diversified income streams.

The mix of occupiers and configuration of space offers investment resilience and flexibility for future leasing, incorporating quality internal fit-outs and modern finishes with air conditioning provided throughout the tenancies to ensure tenant comfort. Aluminium joinery has been installed, contributing to the building's durability and contemporary appearance. The property enjoys a strong street profile, enhancing visibility and presence within the surrounding commercial precinct.

Seven on-site car parks are provided at the rear of the property supporting tenant convenience and accessibility. The property is easily accessed by both vehicle and pedestrian traffic and benefits from its position within a well-connected commercial area.

Property attributes

Floor area	704.30sqm
Land area	685sqm
Age	1970's
Last refurbishment	1999
Seismic rating	45% NBS 2026
Number of tenancies	Three (3)

Floor area breakdown

Description	Area (sqm)
Grond Floor Tenancy A	254
Ground Floor Tenancy B	271
First Floor Office	179.30
Total	704.30 sqm
Car parks	Six (6) car parks

The location

Located at the northern end of Upper Hutt's main retail area this location plays an important role as a service retailing destination with vehicles and pedestrians using King Street as a main throughfare to access the CBD area.

Within walking distance is the Upper Hutt Mall and Train Station with free parking outside the door and bus stop also in near proximity.

Other retailers in this area are service type business's given there is sufficient rooms for vehicle access.



Accessibility

Level contour from street



Transport

Train and Bus near by



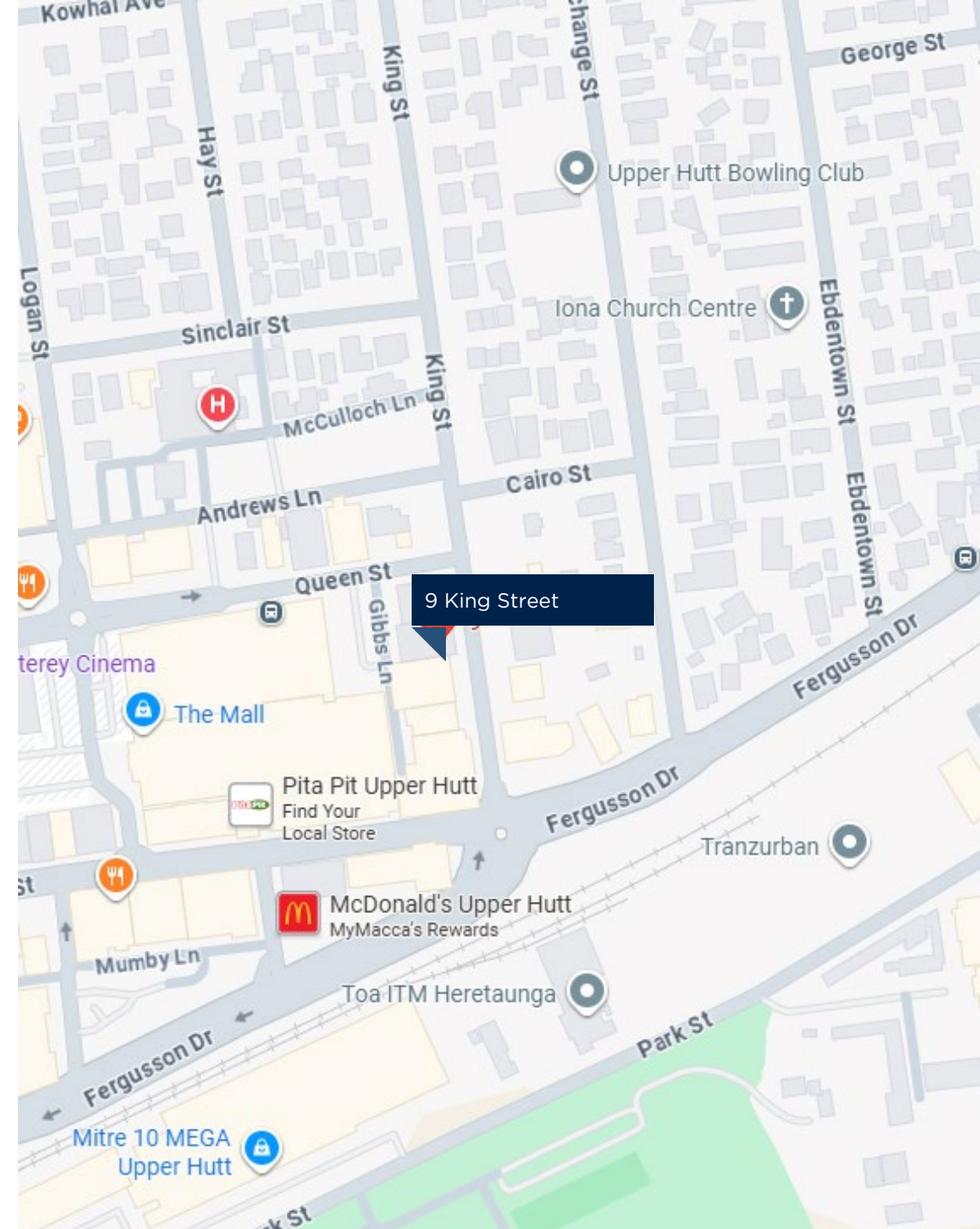
Amenities

The Upper Mall



Prime frontage

Direct Street Frontage



Legal description and zoning

Legal description	LOT 1 DP 45985 WN17D/780	
Tenure	Estate in Fee Simple	
Land Area	685sqm	
Rating valuation	Land value	\$530,000
	Value of Improvements	\$250,000
	Capital value	\$780,000
Local authority	Upper Hutt City Council	
Zoning	City Centre	

Zoning

Upper Hutt's City Centre Zone focuses on fostering a vibrant, high-density area, featuring no maximum building height limits and encouraging mixed-use developments with residential units above ground-floor commercial spaces. Key rules include "active frontage" requirements for main streets, prioritizing pedestrian-friendly, transparent, and visually engaging designs.





Tenancy schedule

Tenant	Area sqm	Lease term / Commencement date	Expiry/ Next renewal	Rights of renewal	Rent review	Total gross rental pa	Share of OPEX	PSM
Mc Sutton Limited Skin and Co	254	3 Years from 13 April 2023	13 Apr 2026	3x3	Market 13 Apr 2026, 2029 & 2032	\$67,591.67	37.5%	\$266
Capital Training Limited	271	3 Years from 1 Jan 2026	1 Jan 2029	3x3	Market 1 Jan 2029, 2032 & 2035	\$70,077.05	37.5%	\$259
Upper Hutt Law Limited	179.30	3 Years from 1 Jan 2025	1 Jan 2028	1x3	Market 1 Jan 2028	\$35,258	25%	\$197
Total	704.30					\$172,927		

*All figures exclude GST.

Operating expenses

Description	Annual expense
Rates	\$9,726.96
Insurance	\$31, 398.87
Building WOF/Compliance	\$7,978
Total	\$55,265.81

*All figures exclude GST.

Income summary

Total gross income	\$172,927
Less-recovered outgoings	\$49,187
Non-recovered outgoings	\$6,079
Total Net Income	\$111,582

*All figures exclude GST.

The sale process

9 King Street, Upper Hutt is being offered for sale by way of Price by Negotiation.

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

www.propertyfiles.co.nz/property/9kingstreet

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/3259590

BAYLEYS



Appendices



Appendices

- Aerial
- Certificate of Title

Aerial



Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **WN17D/780**
Land Registration District **Wellington**
Date Issued 13 July 1977
Prior References
WN806/89

Estate **Fee Simple**
Area 685 square metres more or less
Legal Description Lot 1 Deposited Plan 45985

Registered Owners

Peter Reginald Richardson, Timothy John McMahon, Vanessa Joy Payne and James Peter Richardson as to a 1/2 share
Stephanie Margaret Birchall and Rohan Allan Holland Birchall as to a 1/2 share

Interests

BAYLEYS

319515 N

319510 N

319505 N

319500 N

319495 N

319490 N

319485 N

319480 N

319475 N

319470 N

319465 N

319460 N

319455 N

319450 N

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317955 N

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