



# Information memorandum

Linwood, Christchurch  
9 Buckleys Road

Prepared by Whalan and Partners Limited, Bayleys  
May 2026



IN ASSOCIATION WITH  
 Knight  
Frank

ALTOGETHER BETTER

Residential / Commercial / Rural / Property Services



Boundary lines are indicative only



# Contents

---

04

The opportunity

05

Executive summary

06

Investment highlights

08

The property

09

The location

11

Legal description  
and zoning

12

Tenancy overview

14

The sale process

15

Appendices

# The opportunity

---

Whalan and Partners Limited, Bayleys is pleased to present to the market 9 Buckleys Road, Linwood for sale by Asking Price of \$2,600,000 + GST (if any).

This is a rare opportunity to acquire a multi-tenanted investment property in the heart of Linwood—one of Christchurch's most established suburban commercial hubs.

Constructed in the mid to late 1970s, this well-maintained building has an NBS rating of 63% New Building Standard assessment completed in June 2014.

With a single title, the site covers a total land area of 1,829sqm, with approximately 736sqm of improvements and ample on-site car parking.

Currently, the complex accommodates 5 separate tenancies, generating a net annual rental income of approximately \$183,319.00. The diverse tenancy mix reduces reliance on any single occupant, providing strong income stability and minimizing vacancy risk.

This is a quality, income-generating investment in a established location—an opportunity worthy of serious consideration.

**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.**

## Graeme Donaldson

021 225 2130

graeme.donaldson@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

## Steven Schwalger

022 041 8940

steven.schwalger@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

**[bayleys.co.nz/5530194](https://www.bayleys.co.nz/5530194)**

# Executive summary

---

## The property

---



### Property address

9 Buckleys Road, Linwood, Christchurch



### Legal description and record of title

Lot 2 Deposited Plan 35720 on Record of Title CB15F/627



### Floor area

736.84sqm (approx.)



### Land area

1,829sqm (more or less)



### Tenure

Fee Simple



### Net income

\$183,319.00 approx. + GST



### Occupancy

100% occupancy



### Seismic rating

63% NBS completed June 2014



### Zoning

Town Centre Zone

## The sale process

---



### Method of sale

Asking Price of \$2,600,000 + GST (if any)

# Investment highlights

---

## 01 High Profile Site

Located on a high-profile Buckleys Road site within Linwood suburb. A promising suburban commercial hub.

## 02 Diverse Income Stream

A multi tenanted complex with 5 diverse income stream mitigating significant risk of income should you lose a tenant.

## 03 Income upside in rental growth

Currently rentals vary significantly which shows an opportunity for further rental growth.

## 04 Large Freehold Landholding

Large 1,829sqm Freehold site zoned Town Centre.

## 05 Significant Number of Onsite Car Parks

The site boasts a significant number of common onsite car parks. Ideal for such a retail complex.





# The property

---

The property comprises 5 tenancies on a fee simple title, zoned Town Centre.

Designed and built between 1975 and 1979, the complex resides on the corner of Buckleys Road directly opposite Linwood Mall. The building has a footprint of 736sqm on 1,829sqm of land.

The NBS rating has been assessed at 63% NBS.

## Floor area breakdown as advised by the Vendor

Tenancy	Area (sqm)
High Chch Vape Limited	118.84
Cosmic Corner Limited	98
DY Laundry Limited	158
Cash Converters Linwood	362
<b>Total</b>	<b>736.84sqm</b>

\*Areas are approximate only

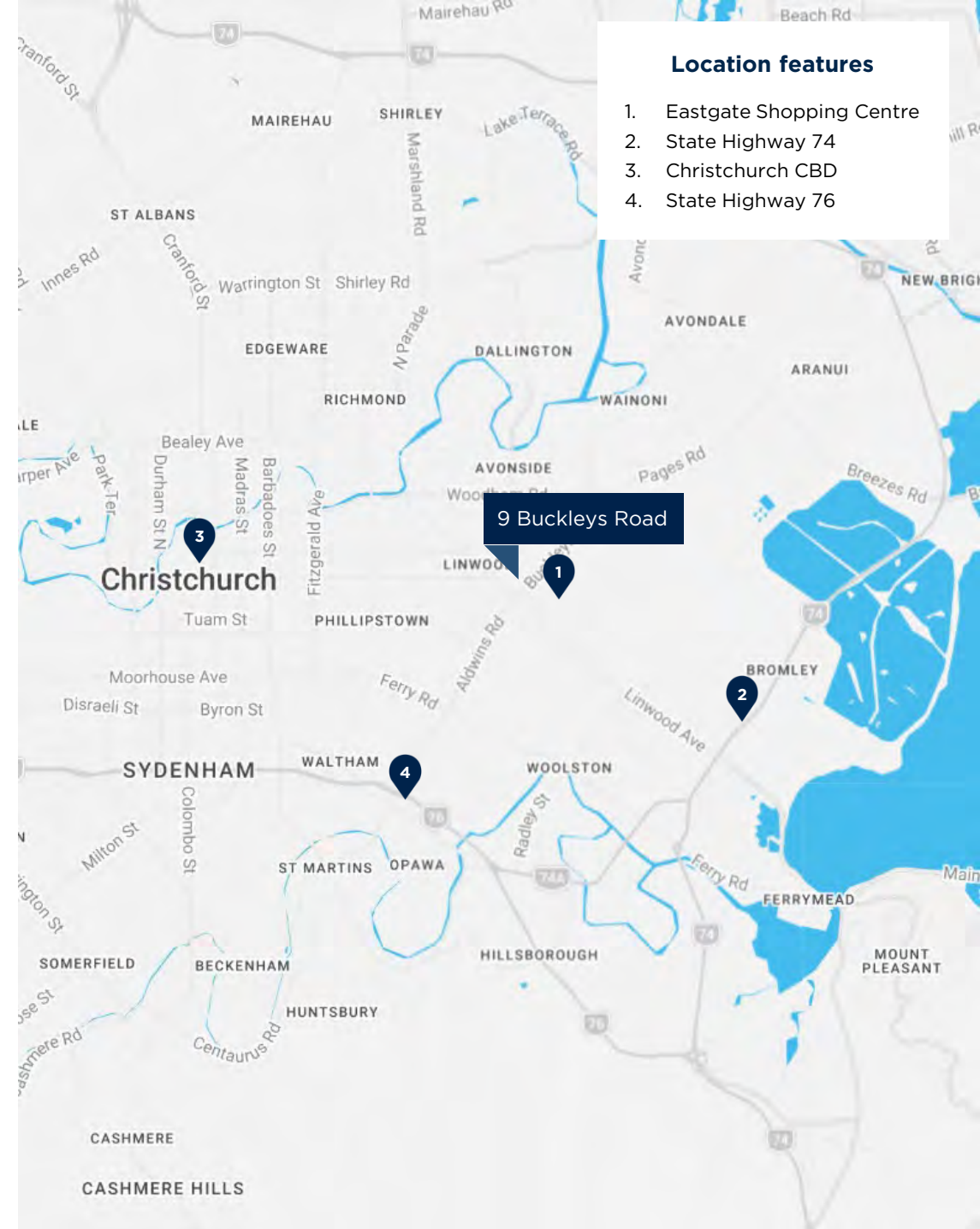
# The location

Linwood is located approximately 3km east of Christchurch City Centre and north-east of neighboring suburb, Philipstown.

Linwood is a predominately residential suburb consisting of single-family homes, townhouses, and apartments; however, Linwood also features commercial and retail spaces catering to the local community to enhance the convenience of the area as well as light industrial properties.

Linwood is home to Eastgate Mall, a medium-sized shopping precinct with just over 30 stores located on the southern borders of the suburb. While currently under redevelopment, Lancaster Park is located in Linwood historically significant for hosting sports events and concerts.

Linwood Ave and Buckleys Road are main arterial routes that run through the suburb connecting Linwood to the CBD and neighbouring suburb and amenities. Linwood has a growing number of amenities, including shopping centres and dining options, making it an increasingly attractive place to live and work.



## Location features

1. Eastgate Shopping Centre
2. State Highway 74
3. Christchurch CBD
4. State Highway 76



cash converters

music

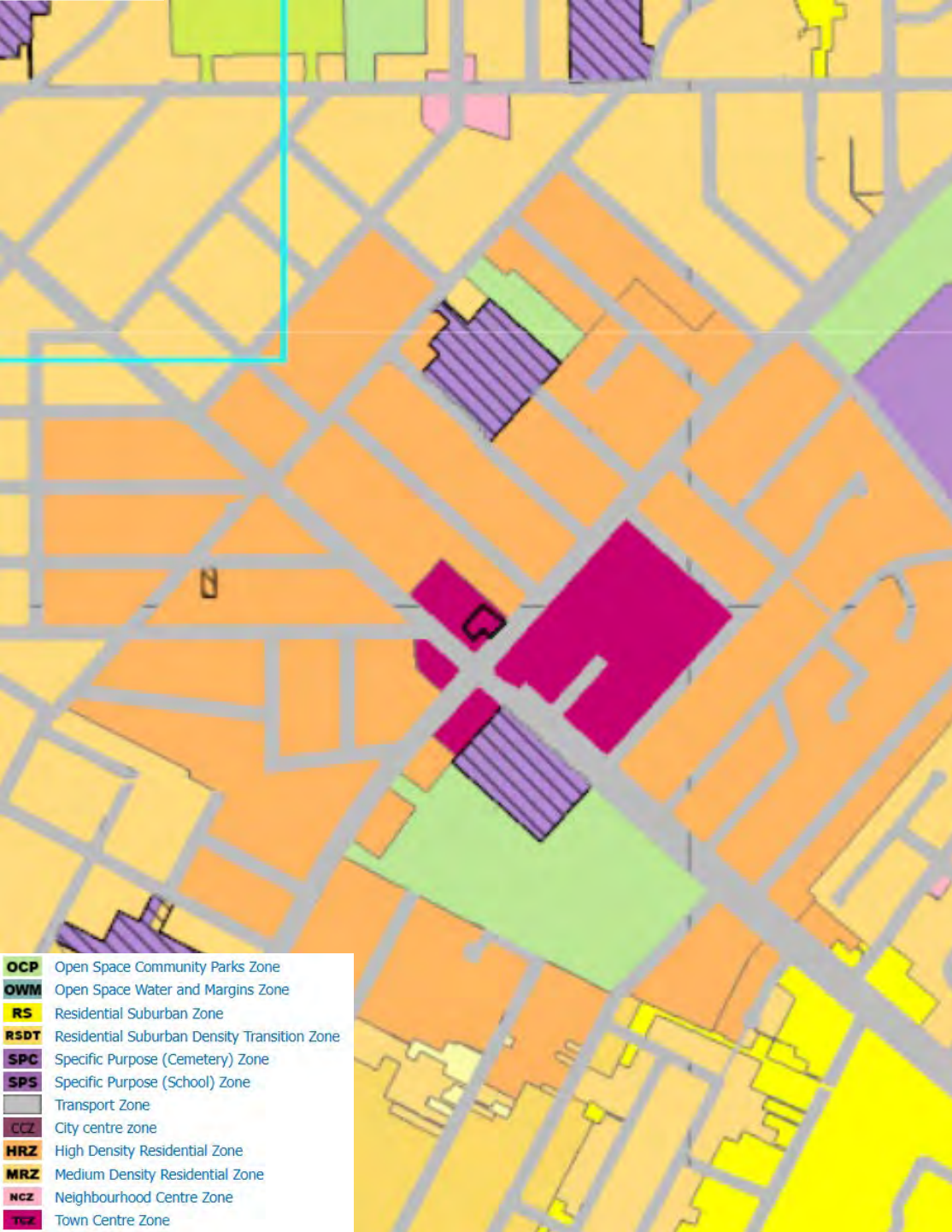
ACCESSORIES

ACCESSORIES

VC2

JVC

JBL



# Legal description and zoning

<b>Record of title</b>	CB15F/627
<b>Legal description</b>	Lot 2 Deposited Plan 35720
<b>Tenure</b>	Fee Simple
<b>Local authority</b>	Christchurch City Council
<b>Zoning</b>	Town Centre Zone

## Town Central Zone

This zone replaces the current Commercial Core Zone and maintains building heights up to 22m (generally 6 storeys), increased to 32m within the larger town centres of Riccarton, Papanui and Hornby.

This zone is for larger retail, employers, community activities and facilities (such as libraries), entertainment activities, hospitality and accommodation

# Tenancy schedule

Shop number	Tenant	Floor area	Net rental	Current lease commencement	Lease term (years)	Rights of Renewal	Rent Review
1	High CHCH Vape Limited	118.84sqm	\$36,000.00	01/05/2025	Four (4)	Two (2) rights of four (4) years	Two (2) yearly
2	Cosmic Corner Limited	98sqm	\$29,580.00	01/06/2023	Four (4)	Three (3) rights of three (3) years	Two (2) yearly
3	DY Laundromat Limited	158sqm	\$37,739.00	01/11/2016	Ten (10)	Two (2) rights of ten (10) years	Five (5) yearly
4	Cash Converters Linwood Limited	362sqm	\$80,000.00	01/12/2022	Six (6)	One (1) right of five (5) years	Two (2) yearly
<b>Cell tower</b>	Two Degree Networks Limited*						
<b>Total:</b>		<b>736.84sqm</b>	<b>\$183,319.00</b>				

\*Refer to lease agreement within the property files



# MEDIUM DRYERS

- STEP 1
- STEP 2
- STEP 3

EXIT

WARNING

NO SMOKING

38

39

40

# The sale process

---

**9 Buckleys Road, Linwood is being offered for sale by Asking Price of \$2,600,000 + GST (if any).**

To assist purchasers with their assessment of the offering an online due diligence data room is available. [propertyfiles.co.nz/5530194](https://propertyfiles.co.nz/5530194)

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 the undersigned.



**Graeme Donaldson**

Senior Broker - Industrial

021 225 2130

[graeme.donaldson@bayleys.co.nz](mailto:graeme.donaldson@bayleys.co.nz)

WHALAN AND PARTNERS LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008



**Steven Schwalger**

Broker - Industrial

022 041 8940

[steven.schwalger@bayleys.co.nz](mailto:steven.schwalger@bayleys.co.nz)

WHALAN AND PARTNERS LTD, BAYLEYS,  
LICENSED UNDER THE REA ACT 2008

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/5530194](https://bayleys.co.nz/5530194)



# Appendices

---



NEON LIGHTING \$39.99 EACH

CCTV IN OPERATION

COSMIC TICKETING

MINOR BALLS PRICING

STAFF ONLY

R18



# Appendices

---

- Title

Also available via Property Files

- Deed of lease
- Agreement to Lease
- Build plans
- BWOF
- Engineers reports

Boundary lines are indicative only

# Disclaimer

---

This Information Memorandum has been prepared by Whalan and Partners Limited, Licensed under the REA Act 2008 Whalan and Partners Limited, Licensed under the REA Act 2008, as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. It is not to be distributed or reproduced in whole or in part without the prior written consent of Bayleys Real Estate. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Potential purchasers should not rely on any of the information in this information memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken.

Except where otherwise provided, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances. Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material).

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Bayleys at the time of preparing this document and assumptions, which may be incorrect. Bayleys does not warrant that such statements are or will be accurate or correct.

Bayleys provides this document on the condition that, subject to any statutory limitation on its ability to do so, Bayleys disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Bayleys and is not to be supplied to any other person without the prior written consent of Bayleys. Use by, or reliance upon this document by any other person is not authorised by Bayleys and without limitation to the above disclaimers, Bayleys is not liable for any loss arising from such unauthorised use or reliance.

## **GST disclaimer**

Whalan and Partners Limited advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

## **Confidentiality**

The information contained in this document is provided on the basis that it is strictly private and confidential. The information may not be reproduced, in whole or in part, nor may any of this information be divulged or disclosed to any third party without the prior written consent in writing of the vendor as required by law.

Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.



**ALTOGETHER BETTER**

## **Bayleys Canterbury**

3 Deans Avenue  
Riccarton, Christchurch  
+64 3 375 4700  
[canterbury@bayleys.co.nz](mailto:canterbury@bayleys.co.nz)

---