



Information memorandum

Alicetown, Lower Hutt
9-11 Wakefield Street

Prepared by Capital Commercial (2013) Limited
Total Property 3 - May 2026



ULTRA
CAR GROOM
Automotive Detailing & Accessories

ULTRA
CAR GROOM
Automotive Detailing & Accessories

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access
automation
The Cable Car Professionals

Hutt City European Ltd



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 9-11 Wakefield Street, Alicetown, Lower Hutt for sale by way of Auction at 11:00am on Thursday 21st May 2026.

Offered to the market for the first time in over twenty-five years, 9-11 Wakefield Street, Alicetown is a versatile smaller industrial property presenting a compelling opportunity for both owner-occupiers and investors seeking a well-located and functional asset.

Positioned just a stone's throw from motorway access, the property benefits from outstanding connectivity, making it ideal for a wide range of trade, service, or light industrial businesses.

The property currently generates holding income from the rear tenancy, providing immediate cash flow, while the front building offers flexibility for an incoming purchaser to occupy or lease the front building. With a motivated vendor, this represents a rare opportunity to secure a tightly held asset with long-term potential

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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CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3259895

Executive summary

The property



Property address

9 -11 Wakefield Street, Alicetown



Legal description & record of title

Lot 9 Deposited Plan 11416
WN484/211



Floor area

393sqm



Land area

579sqm



Rear building current income

\$28,500pa + GST



Occupancy

Part Tenanted



Tenant

One



Seismic

35% NBS
Initial seismic assessment available

The sale process



Method of sale

Auction



Auction date

11:00am, Thurs 21st May 2026

Key highlights

- Stones throw to motorway access
- Own and occupy with existing income
- Suit a wide range of trade businesses
- Motivated vendor wants it gone





The property

9-11 Wakefield Street comprises two standalone buildings constructed in the 1970s, offering a versatile and well-established commercial holding.

The rear building has been occupied by a long-standing car grooming business for over 20 years, demonstrating consistent tenancy and suitability for service-based operators.

The larger front building is currently vacant, presenting a compelling opportunity for owner-occupiers to establish their presence or for investors to add value through leasing.

With a combination of existing income potential and vacant possession at the front, this property provides flexibility, upside, and multiple pathways for both investors and occupiers.

Key features

- Dual-building industrial holding with vacant front and income-producing rear
- Long-standing rear tenant (20+ years) providing immediate cash flow
- Prime location with excellent motorway connectivity
- Flexible opportunity for owner-occupiers or value-add investors

Property attributes

Floor area	393sqm
Land area	579sqm
Age	1970's
Seismic rating	Seismic report available upon request - currently 35% NBS
Number of tenancies	2

Floor area breakdown

Description	Area (sqm)
Front Building Area	222sqm
Rear Building Area	171sqm
Total	393sqm
Yard Area - Covered	60sqm

The location

Positioned in the established industrial and commercial precinct of Alicetown, 9-11 Wakefield Street benefits from a strategic location with excellent connectivity and accessibility.

Wakefield Street runs parallel to the Wairarapa railway line, forming a key link between local industrial occupiers and surrounding commercial hubs.

Just moments from Hutt Road, the property enjoys direct access to one of the main arterial routes connecting Lower Hutt and Petone. This provides seamless connectivity to the wider Wellington region, including convenient access to the urban motorway and State Highway 2.

The surrounding area is characterised by a mix of light industrial, trade, and service-based businesses, making it a well-suited environment for a range of commercial uses. Its proximity to key transport routes, established infrastructure, and neighbouring amenities enhances both staff accessibility and operational efficiency, while also supporting strong business exposure to passing traffic.



Transport

Bus stop, cycle lanes and train station within walking distance.



Amenities

Include Queensgate Shopping Centre, the cafés and retail of Petone, and convenient public transport options.



Legal description and zoning

Legal description	Lot 9 Deposited Plan 11416 WN484/211	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	579sqm	
Rating valuation	Land value	\$700,000
	Value of Improvements	\$480,000
	Capital value	\$1,180,000
Local authority	Lower Hutt City Council	
Zoning	Industrial Service	

Zoning

The zoning provides for a wide range of industrial uses.





Tenancy overview

Tenant	Ultra Car Grooming & Refinishing Limited
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Area	Building: 171sqm Covered yard: 60sqm
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Lease term	3 years
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Commencement date	1 January 2026
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Expiry date	31 December 2028
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Rights of renewal	1 of 3 years
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Final expiry date	31 December 2032
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Rent review provisions	Market review: 1 January 2029
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Current gross income	\$28,500 + GST
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*All figures exclude GST.





Operating expenses

Description	Annual expense
Rates	\$14,027
Insurance	\$10,076
Total	\$24,103

*All figures exclude GST.

Potential income summary

Rear building gross income	\$28,500
Front building potential gross income	\$42,180
Total potential gross income	\$70,680
Less: current outgoings	\$24,103
Potential net income	\$46,577

*All figures exclude GST.

The sale process

9-11 Wakefield Street, Alicetown, Lower Hutt is being offered for sale by way of Auction at 11:00am on Thursday 21st May 2026 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

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

www.propertyfiles.co.nz/property/9to11wakefieldstreet

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/3259895**



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 WN484/211

Land Registration District Wellington

Date Issued 28 March 1941

Prior References
WN481/159

Estate Fee Simple
Area 579 square metres more or less
Legal Description Lot 9 Deposited Plan 11416

Registered Owners
Scott James Courtney, Jennifer Anne Courtney and Lesley Jennifer Walker

Interests
Fencing Agreement in Transfer 254935
Fencing Agreement in Transfer 257949 - 28.3.1941
13421372.15 Mortgage to Bank of New Zealand - 15.10.2025 at 4:44 pm

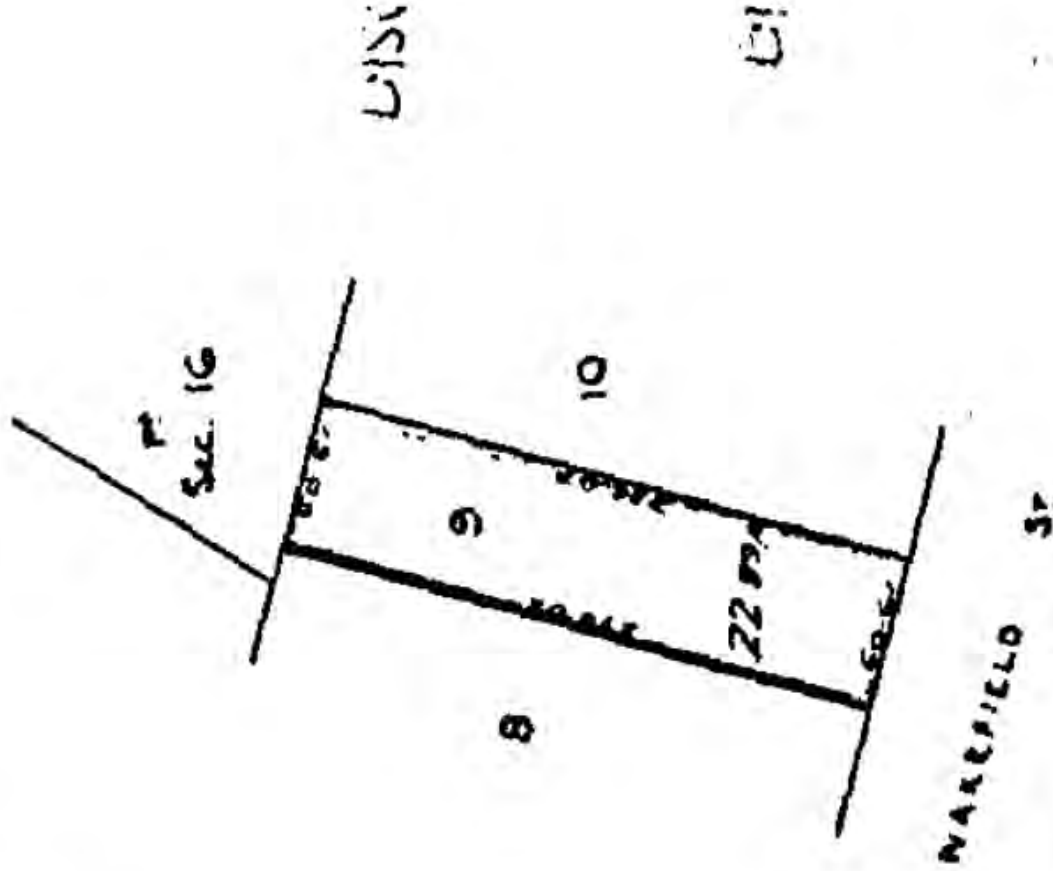
Transaction ID 8565982
Client Reference REL48

Search Copy Dated 30/03/26 12:11 pm, Page 1 of 2
Register Only

Certificate of title

Identifier

WN484/211



Tramisation ID: 8563822
Client Reference: REL18

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Register Only

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