



Information memorandum

Hutt Central, Lower Hutt
252-256 High Street

Prepared by Capital Commercial (2013) Limited
Total Property 2 - April 2026

SOUTH AFRICAN PANTRY

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The opportunity

Capital Commercial (2013) Limited is pleased to offer 252-256 High Street, Hutt Central, Lower Hutt for sale by way of negotiation.

We are proud to be able to offer you the prime opportunity that 252-256 High Street represents.

Positioned on a prominent 524sqm corner site in the heart of Lower Hutt, this property presents a compelling add-value investment opportunity.

The property comprises a 210sqm standalone building with excellent street frontage and profile to passing traffic.

Currently leased short-term to The South African Pantry, the holding income provides flexibility for investors considering their future options.

The site benefits from dual street exposure and convenient access, complemented by 10 on-site car parks — a rare advantage in this tightly held commercial precinct.



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High-profile corner locations of this scale are seldom available, so secure an affordable entry-level opportunity with upside in a proven Lower Hutt retail corridor.

We summarise the highlights of the property as follows:

- ✓ High-profile CBD corner site
- ✓ Develop or hold for the return
- ✓ Leased short-term for holding income
- ✓ Current net rental \$72,280pa + GST

252-256 High Street is your opportunity to gain a foothold in the effervescent Hutt commercial market.

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/3259744](https://www.bayleys.co.nz/3259744)

Executive summary

The property



Property address

252-256 High Street, Hutt Central, Lower Hutt



Zoning

Central Commercial



Land area

524sqm



Car parking

10



Tenant

South African Pantry Limited



Legal description & identifier

Lot 12 Block II Deposited Plan 1306 as more fully described on Record of Title WN33D/307



Floor area

210sqm



Occupancy

Fully leased short term



Net income

\$72,280pa + GST



Seismic rating

The property is on the Earthquake Prone Building Register with the seismic upgrade due by 23 May 2040

The sale process



Method of sale

By negotiation

Key highlights

- Invest, occupy in time or redevelop, the choice is yours
- Prime Lower Hutt CBD corner property
- High amenity value location
- Close to the major, no expense spared infrastructure projects
- Affordable price bracket
- Excellent holding income from a quality, highly regarded tenant





The property

Originally constructed in 1932 as a mechanical workshop various alterations and extensions have been made to this original structure in 1936 and an extension to the west side in 1972.

In more recent times it was converted and refurbished to become a TAB, then bank, and now food retail for which it is particularly suited due to the generous forecourt parking area.

Construction is of various materials including timber trusses and purlins in parts with corrugated roof above, concrete slab floor, concrete block wall to the north and lightweight timber framed walls elsewhere.

The property is leased on a 3 year term with no rights of renewal which terms are particularly attractive for those looking for an affordable project, or even an owner occupier looking for a permanent home.

Property attributes

Floor area	210sqm
Land area	524sqm
Seismic rating	The property is on the Earthquake Prone Building Register with the seismic upgrade due by 23 May 2040

Floor area breakdown

Description	Area (sqm)
Retail & storage	210
Total	210 sqm
Car parks	10

The location

The subject property is located on prominent northern corner of High Street and Waterloo Road.

This places the property close to Queensgate Mall and the main bus transport hub.

This location is recognised as CBD making it the natural location for both general and service-related retail as well as hospitality operations.

It is further recognised as having high amenity value due to its proximity to public transport, State Highway 2, and supermarkets.

In general, Lower Hutt CBD and fringe is undergoing a significant resurgence and gentrification due to ongoing mixed-use developments with an emphasis to incorporating residential accommodation.

With improvements to transport and infrastructure by local and central government imminent, including the Melling Link, the area seems destined to continue its positive trajectory.



Transport

The locality is well supported by public transport servicing both Wellington City and Lower Hutt with the main bus hub being located a short walk from the property.

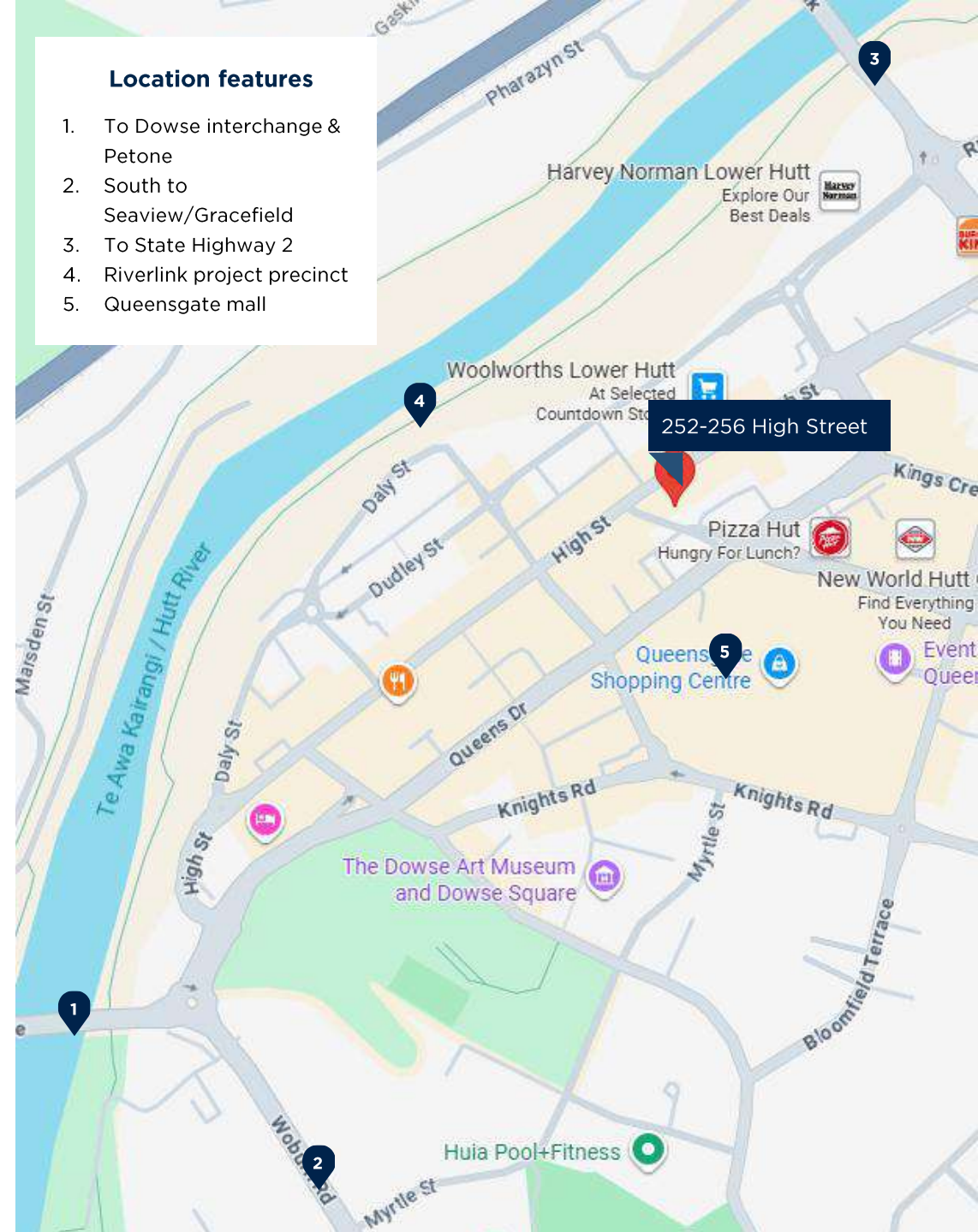


Amenities

This location benefits from a high level of amenity due to being only within walking distance to cafes, restaurants, supermarkets, service and general locations.

Location features

1. To Dowse interchange & Petone
2. South to Seaview/Gracefield
3. To State Highway 2
4. Riverlink project precinct
5. Queensgate mall



Legal description and zoning

Legal description	Lot 12 Block II Deposited Plan 1306 as mor fully described on Record of Title WN33D/307	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	524sqm	
Rating valuation	Land value	\$1,330,000
	Value of Improvements	\$0
	Capital value	\$1,330,000
Local authority	Hutt City Council	
Zoning	Central Commercial	

Zoning

The Central Commercial Zone allows for a broad range of mixed-use including offices, retail and residential development. Height limits have recently been removed from this zone.





Tenancy overview

Tenant South African Pantry Limited

Car parks 10

Lease term 3 years

Commencement date 1 February 2026

Expiry date 31 January 2029

Rights of renewal Nil

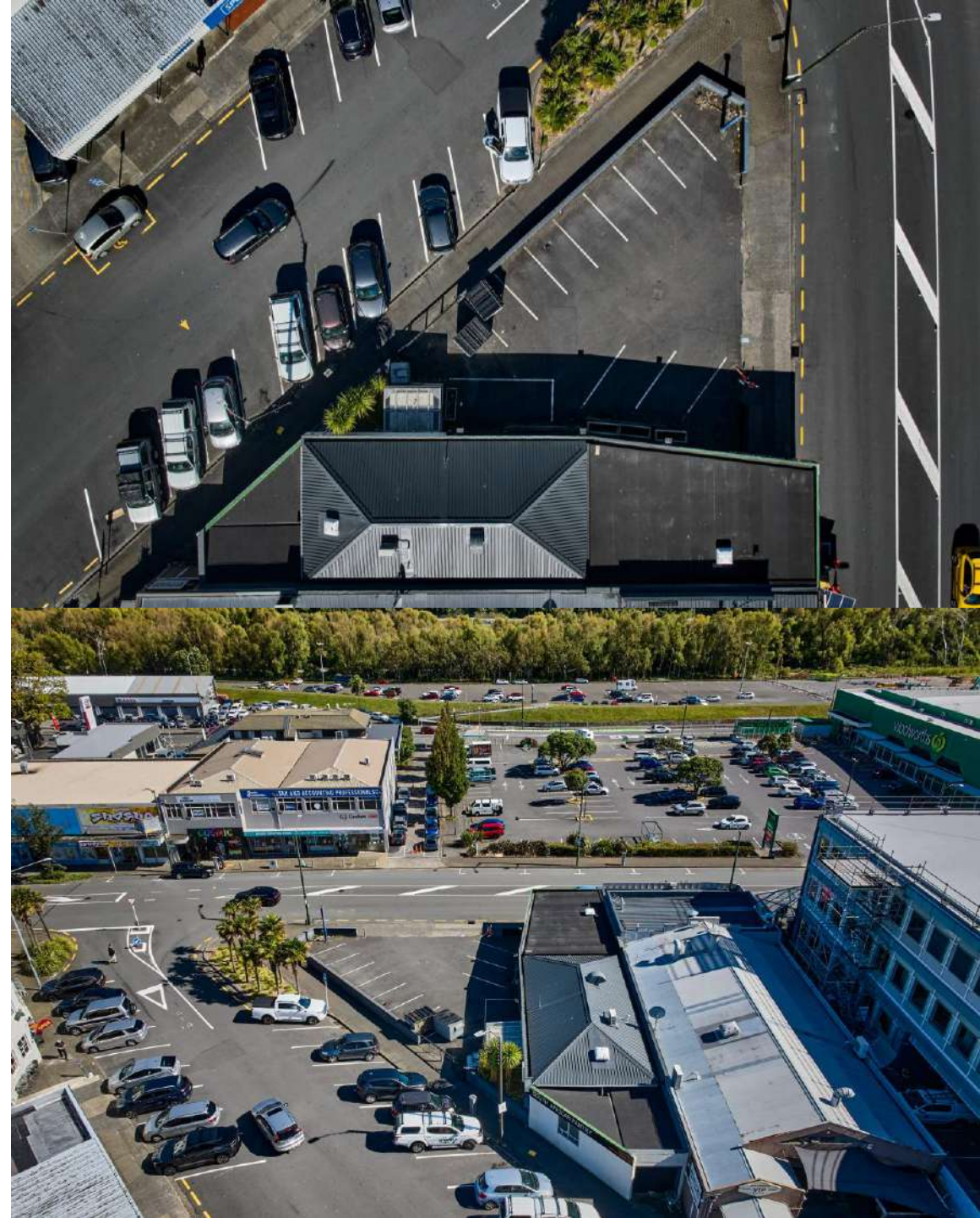
Final expiry date 31 January 2029

Rent review provisions Nil

Lease type Net except for compliance

Part net rental \$74,000pa + GST

*All figures exclude GST.





Operating expenses

Description	Annual expense
Rates	\$15,450
Insurance - not insured	\$0
Compliance - not recovered	\$180
Total	\$16,630

*All figures exclude GST.

Income summary

Total part net income	\$74,000
Less non-recovered outgoings	\$180
Total potential net income	\$72,820

*All figures exclude GST.

The sale process

252-256 High Street, Hutt Central, Lower Hutt is being offered for sale by way of negotiation at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

To assist you with your assessment of the offering online due diligence data is available at

www.propertyfiles.co.nz/property/252-256highstreet

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 visit bayleys.co.nz/3259744



Appendices

Appendices

- Aerial
- Record of Title



Aerial



Record of Title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier WN33D/307
Land Registration District Wellington
Date Issued 17 November 1988
Prior References
WN128/73

Estate Fee Simple
Area 524 square metres more or less
Legal Description Lot 12 Block II Deposited Plan 1306
Registered Owners
Superloans Property Lower Hutt Limited

Interests

Transaction ID S106184
Client Reference REL18

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Registrar Only

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