



Information memorandum

Unit 25, 22 Bay Road (10
Rongotai Road)
Kilbirnie, Wellington

Prepared by Capital Commercial (2013) Limited
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The opportunity

Capital Commercial (2013) Limited is pleased to offer Unit 25, 22 Bay Road, Kilbirnie for sale by way of Price by Negotiation.

Kilbirnie Plaza is located on the west side of Bay Road giving it prime position within the well-established retail precinct servicing a large catchment of the southern and eastern suburbs of Wellington.

This property is leased to a fabric and homeware retailer, trading as Stitchbird Fabrics, which provides a net income of \$23,886 + GST per annum.

Neighbouring tenants include, Farmers, Chemist Warehouse, Countdown and BNZ; a wide range of service and food based businesses are close by.

Wellington airport is three minutes drive to the southeast, and the CBD is 10 minutes drive to the northwest. This properties will be perfect for a first time investor or someone wanting to grow their portfolio, and those wanting to occupy in the near future.

This unit sits on the affordable end of the commercial property spectrum which will be appealing for many.

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

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Executive summary

The property



Property address

U25/22 BAY ROAD KILBIRNIE
WELLINGTON (10 RONGOTAI ROAD)



Legal description & record of title

UNIT 25 DP 69911
WN37A/909
WN37A/906



Floor area

128sqm



Car parking

Shared customer parking



Net income

\$23,886 + GST



Occupancy

Tenanted



Tenant

T/A Stitchbird Fabrics



Seismic rating

Not on the WCC Earthquake Prone Register



Zoning

Metropolitan Centre Zone

The sale process



Method of sale

Price by Negotiation

Key highlights

- Affordable price bracket
- Shared customer car parking
- Returning \$23,886 + GST per annum
- Desirable to potential owner-occupiers due to a 6-month termination clause





The property

The complex has a frontage to Bay Road where the main pedestrian access is and a drive through access from the frontage at Rongotai Road.

The buildings are constructed of concrete slab foundations supporting concrete block and timber framed walls, powder coated aluminium window and door joinery and a timber framed roof clad with fibre cement tiles. The building is fully sprinklered and a glazed verandah extends along the frontage of all units.

In addition to the unit the common areas include a landscaped plaza, toilet block, storage area, sealed access road and a sealed car parking area for approximately 50 cars.

This space features a large glass frontage, allowing for abundant natural light. The ground floor spans 96sqm, currently utilised by the tenants as retail space, while the upstairs mezzanine serves as storage and a staff area, complete with a kitchenette.

This versatile tenancy is well-suited for retailers or office use.

Floor area breakdown

Description	Area (sqm)
Ground floor	96sqm
First floor mezzanine	32sqm
Total	128 sqm
Car parks	Shared customer parking

The location

The unit enjoys a prime location within the busy Kilbirnie Plaza situated on the main road of Bay Road.

This location is a well-established retail/service precinct servicing a large catchment of the southern and eastern suburbs of Wellington.

Neighbouring tenants include Farmers, BNZ, Chemist Warehouse & Countdown. As well as these, there is a wide range of service and food-based businesses.

Wellington airport is three minutes drive to the southeast, and the CBD is 10 minutes drive to the northwest.



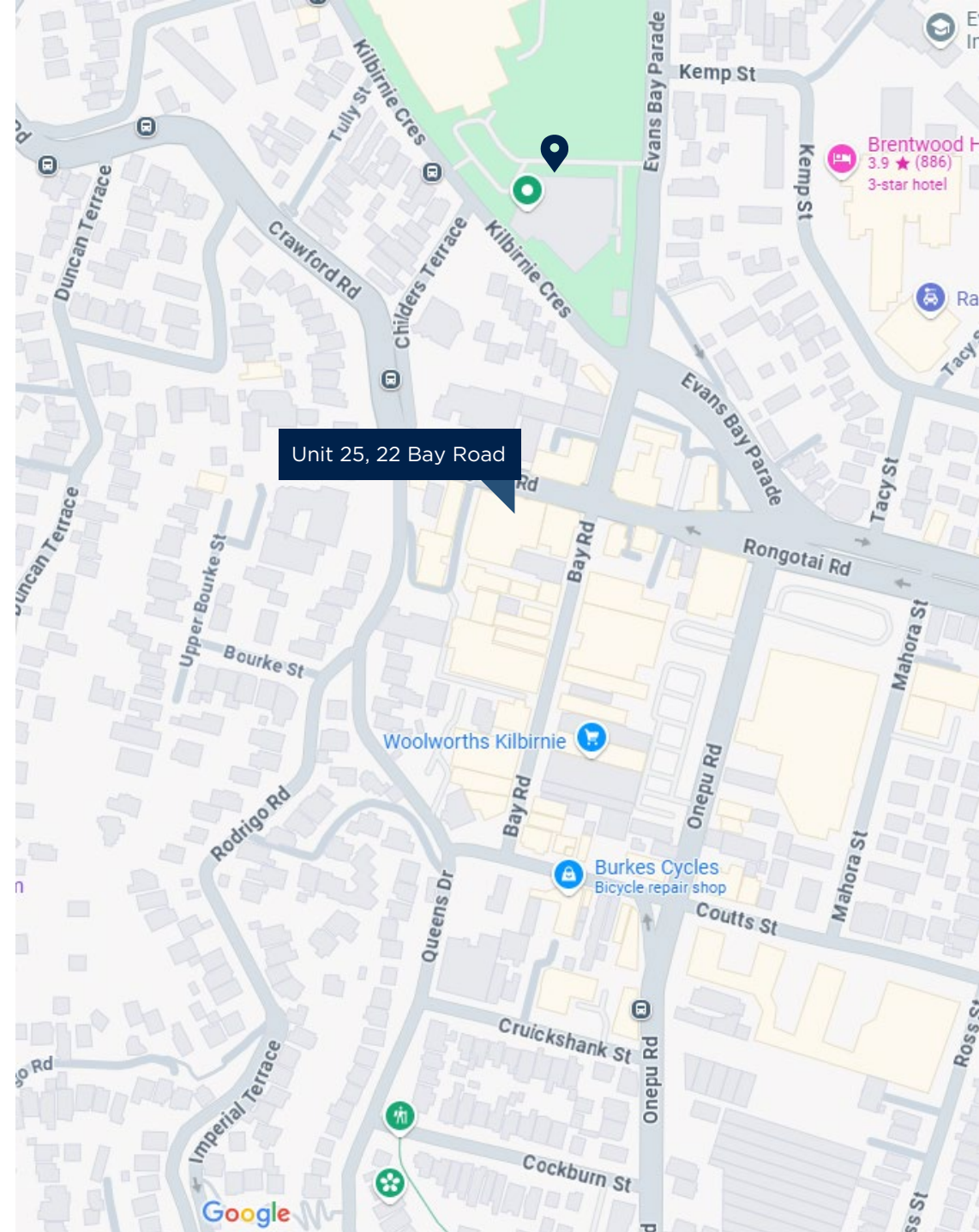
Accessibility

Generous parking available on Bay Road and within the Bay Road Plaza for customers



Transport

In close proximity to bus stops



Legal description and zoning

Legal description	UNIT 25 DP 69911	
	WN37A/909	
	WN37A/906	
Tenure	Stratum Estate (Unit Title)	
Rating valuation 2024	Land value	\$ 400,000
	Value of Improvements	\$ 1,000
	Capital value	\$ 401,000
Local authority	Wellington City Council	
Zoning	Metropolitan Centre Zone	

Zoning

The Metropolitan Centre Zone in Wellington City is designed to support vibrant, high-density urban areas that serve as key hubs for commerce, transportation, and community activities. This zoning applies to significant suburban centres such as Kilbirnie and Johnsonville, which play crucial roles in providing services and employment opportunities to their surrounding neighbourhoods.



Tenancy overview

Tenant	Evelyn Young (T/A Stitchbird Fabrics)
Lease term	2 year
Commencement date	1 February 2025
Expiry date	31 January 2027
Rights of renewal	1 x 2 years
Final expiry date	31 January 2029
Rent review provisions	Market on renewal
Lease type gross	Gross
Gross income	\$43,200 + GST

*All figures exclude GST.





Operating expenses

Description	Annual expense
Rates	\$4,811
Body Corporate	\$12,503
Total	\$17,314

*All figures exclude GST.

Potential income summary

Total gross income	\$43,200
Less: outgoings	\$17,314
Total net income	\$25,886

*All figures exclude GST.

The sale process

Unit 25, 22 Bay Road, Kilbirnie 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.

https://www.propertyfiles.co.nz/property/25_22BayRoad

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/3258194](https://www.bayleys.co.nz/3258194)



Appendices

Appendices

- Aerial
- Certificate of Title





Certificate of title

Certificates of title are available to review in the PropertyFiles link:

https://www.propertyfiles.co.nz/property/25_22BayRoad

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