



Information memorandum

Pahiatua
52 Main Street

Prepared by Capital Commercial (2013) Limited



Outline Indicative Only



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The opportunity

Capital Commercial (2013) Limited is pleased to offer 52 Main Street, Pahiatua for sale by Negotiation.

This is a unique, hands-off investment backed by the resilience of the local agricultural sector.

The property at 52 Main Street is a secure investment with an established lease to Farm Source, a subsidiary of Fonterra Co-operative Group Limited, one of New Zealand's largest companies serving the critical supply needs of the agricultural community since 2004.

This is an ideal opportunity for investors seeking a well-located property with a reliable tenant at an affordable price.

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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EASTERN REALTY (WAIRARAPA) LIMITED
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bayleys.co.nz/3257855

Executive summary

The property



Property address
52 Main Street, Pahiatua



Legal description & record of title
WN387/237: Part Lot 5-6 Deposited Plan 307
WN11C/1186: Lot 1 and Lot 3 Deposited Plan 24870
and Lot 1 Deposited Plan 35033



Floor area
671sqm



Land area
2,039sqm



Net Rental
\$86,975 per annum plus GST
(as at August 2025)



Occupancy
Leased



Tenant
RD1 Limited
(Now **Farm Source** subsidiary of Fonterra)



Seismic rating
70%NBS (ISA, 2015)



Zoning
Commercial Management Area

The sale process



Method of sale
By Negotiation

Key highlights

- **Strategic Location:** Prominent frontage on Main Street (SH2)
- **Stable Tenancy:** One of New Zealand's largest companies with a proven track record.
- **Solid Returns:** Generates an annual net rental of \$86,975+GST per annum
- **Construction:** Modern, single-story structure meeting 70% NBS (ISA 2015)
- **Zoning:** Commercial Management Area (under the Tararua District plan)





The property

Constructed in 2003, this predominantly single-story building with mezzanine offices is built from durable steel and concrete. The structure includes concrete tilt panels along the south boundary and metal cladding on the remaining walls. A mono-pitched lightweight metal roof, supported by steel rafters, complements the building's solid construction.

The property is divided into two main areas:

1. **Retail Area:** Located along the street frontage with ground-floor offices, amenities, and an inviting mezzanine office space. It features a clear-span layout with no column interruptions and an automatic main entry door sheltered by a 3.5 x 7-meter canopy.
2. **Bulk Warehouse:** Positioned at the rear, this space is tailored for storage, featuring a concrete floor, an electrically operated roller door, and a large outdoor canopy for loading.

Additional amenities include a fully accessible bathroom, heat pumps, and carpeted ground-floor offices. The stud height ranges from 5.47 to 6.53 meters, with ample natural and artificial lighting throughout.

Property attributes

Floor area	671qm
Land area	2,039sqm
Age	2003
Seismic rating	70%NBS (ISA, 2015)
Number of tenancies	Single tenant

Floor area breakdown

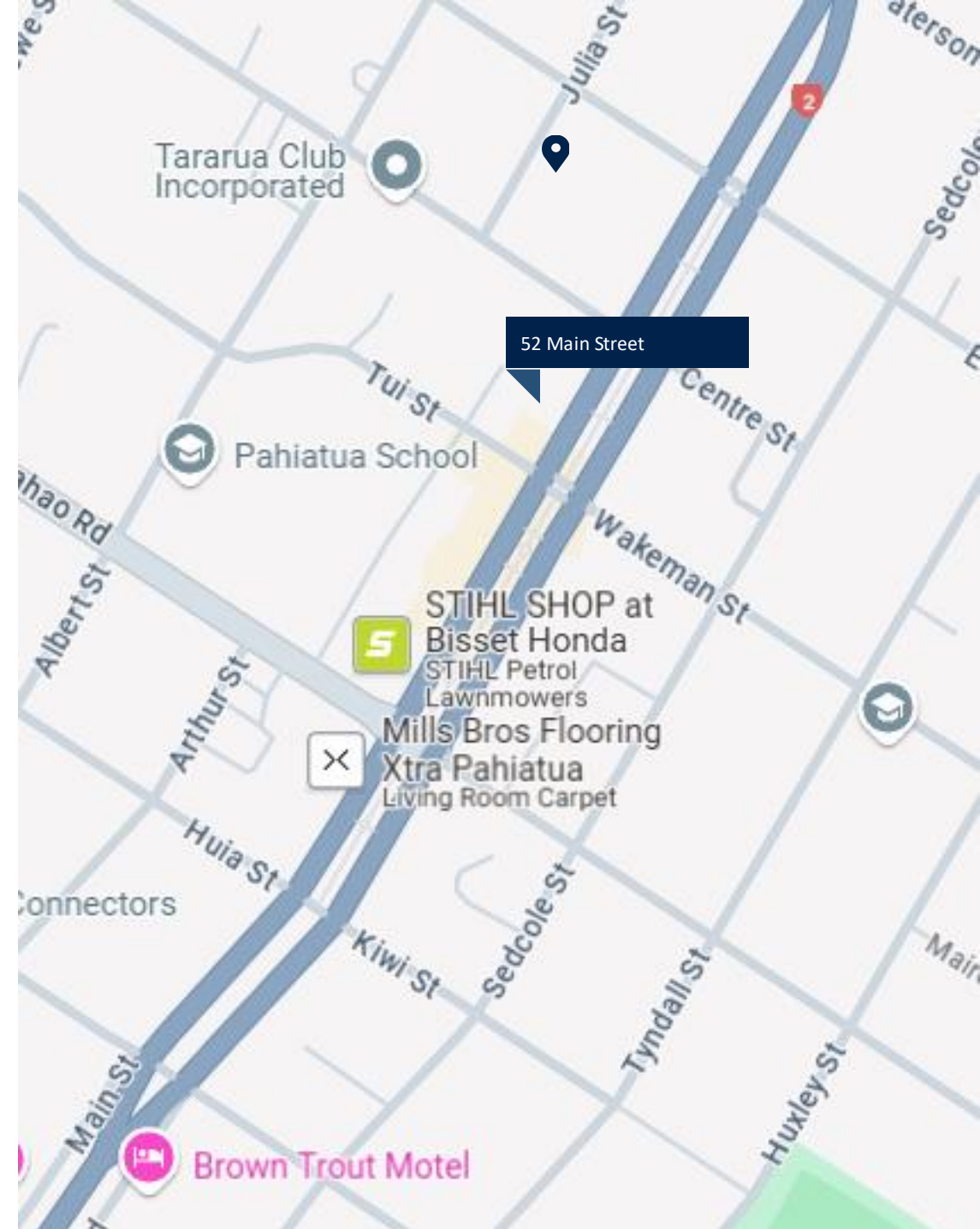
Description	Area (sqm)
Retail Area	369.30
Ground floor offices/amenities	28.70
Mezzanine Offices	28.70
Rear Bulk Area	245.00
Total	671.61 sqm

The location

Positioned on the western side of State Highway 2 at the northern end of Pahiatua, the property enjoys a prime location in this rural service town, approximately 60 kilometres north of Masterton. Benefiting from significant visibility along State Highway 2 with direct access through to Tui Street, the property is ideally situated in a high-traffic area.

Pahiatua's Main Street showcases a "ribbon town" development style, featuring a mix of shops, commercial services, hospitality venues, workshops, banks, and various public and private buildings. Just south of the property, the Main Street turnoff connects to the Pahiatua Track, providing one of two main routes to Palmerston North, located 30 kilometres to the west.

The property is surrounded by key commercial and service amenities, including Mitre 10, New World, and the Pahiatua Medical Centre. Pahiatua's local economy is anchored by the dairy and agricultural sectors, supported by nearby facilities like the Fonterra dairy plant and Tui Brewery. With a growing population, recorded at 2,682 in the 2018 census (up from 2,412 in 2013), Pahiatua continues to serve as a crucial hub for the surrounding rural community.



Legal description and zoning

Legal description	WN387/237: Part Lot 5-6 Deposited Plan 307 WN11C/1186: Lot 1 and Lot 3 Deposited Plan 24870 and Lot 1 Deposited Plan 35033	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	2,039sqm	
Rating valuation	Land value	\$ 260,000
	Value of Improvements	\$1,020,000
	Capital value	\$1,280,000
Local authority	Tararua District Council	
Zoning	Commercial Management Area	

Zoning

Commercial Management Area (under the Tararua District plan)





Tenancy overview

Tenant	RD 1 Limited (now Farm Source)
Area	635sqm
Lease term	8 years
Commencement date	29 July 2004
Expiry date	28 July 2012
Rights of renewal	Originally, 3 x 3-years. Now a further 1 x 3-years after the current renewal.
Final expiry date	If both renewals exercised, 28 July 2030
Rent review provisions	Two yearly to market, ratcheted to the commencement rent
Lease type	Net (Tenant responsible for the outgoings paid by the Landlord with the exception of exterior maintenance, other than painting)
Net income	\$86,975 per annum (Rent reviewed July 2024)

*All figures exclude GST.





Operating expenses

Description	Annual expense
Local Authority Rates	\$5,106
Horizons Regional Council Rates	\$905
Insurance Premium	\$6,373
Repairs and Maintenance	\$1,000
BWOF, Fire Protection	\$13,773
Total	\$27,154

*All figures exclude GST.

Income summary

Total net income	\$86,975
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*All figures exclude GST.

** Recoverable Management fee of \$6,100 + GST paid to owner 2025

The sale process

52 Main Street, Pahiatua is being offered for sale 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/52MainStreet>

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/3257855



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 **WN11C/1186**
Land Registration District **Wellington**
Date Issued 10 September 1973
Prior References
WNB2/1092 WNB2/678

Estate Fee Simple
Area 359 square metres more or less
Legal Description Lot 1 and Lot 3 Deposited Plan 24870 and
Lot 1 Deposited Plan 35033

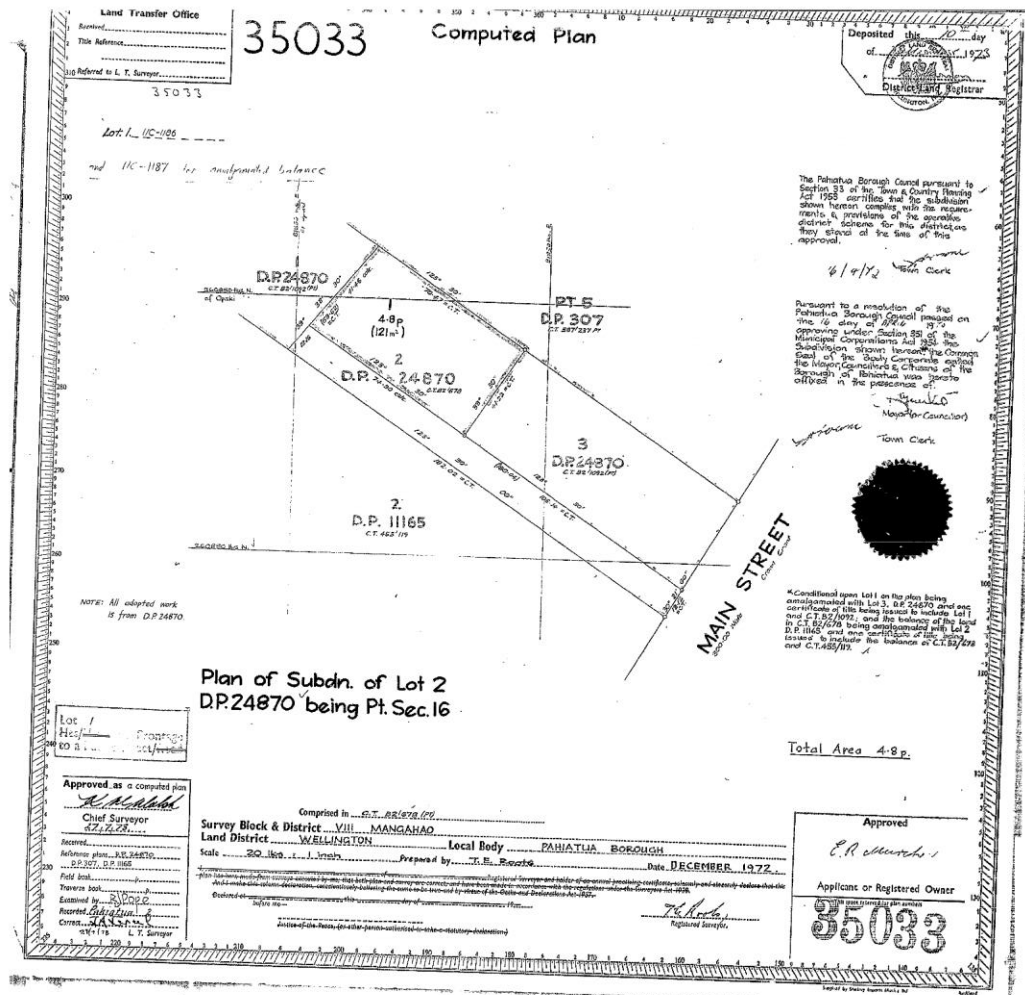
Registered Owners
Simply Industrial One Limited

Interests
Subject to Section 351D (3) Municipal Corporations Act 1954
12286084.4 Mortgage to Bank of New Zealand - 22.11.2021 at 3:24 pm

Certificate of title

Transaction ID 4270886
Client Reference ucetillat001

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Register Only



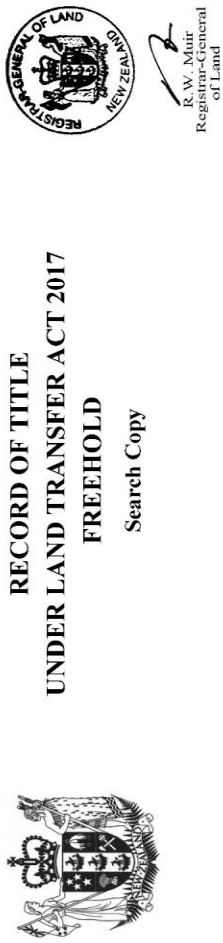
Identifier
WNIC/1186

BAYLEYS

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Identifier WN11C/1186

Certificate of title



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy

Identifier **WN387/237**
Land Registration District **Wellington**
Date Issued 22 May 1928
Prior References
WN232/153 WN305/111 WN318/286

Estate Fee Simple
Area 1680 square metres more or less
Legal Description Part Lot 5-6 Deposited Plan 307
Registered Owners
Simply Industrial One Limited

Interests
12286084.4 Mortgage to Bank of New Zealand - 22.11.2021 at 3:24 pm



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