



Information memorandum

Hutt Central
190 High Street

Prepared by Capital Commercial (2013) Limited
Total Property 1 - March 2026





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The opportunity

Capital Commercial (2013) Limited is pleased to offer 190 High Street, Hutt Central, Lower Hutt for sale by way of Tender closing at 4:00pm, Wednesday 11th March 2026.

We are proud to be able to offer you the prime opportunity that 190 High Street represents.

Positioned in the heart of Hutt Central, this property presents an exceptional chance to secure a versatile two-storey hospitality and office building offered with vacant possession.

Comprising a generous total floor area of approximately 792sqm, the ground floor features a fully fitted restaurant, ready for immediate operation.

Above, the first floor offers a substantial blank canvas, ideally suited to residential conversion adding genuine upside for astute purchasers.

The property benefits from practical rear access via a service lane, enhancing operational efficiency and future flexibility.



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The existing restaurant fit out may also be acquired by negotiation, allowing buyers to tailor the offering to their vision. A rare opportunity to secure scale, flexibility, and future potential in a tightly held central location.

We summarise the highlights of the property as follows:

- ✓ Hospitality plus residential conversion potential
- ✓ Selling vacant possession
- ✓ Restaurant fit out available by negotiation
- ✓ Potential net income \$146,879 pa + GST

190 High Street is your opportunity to gain a foothold in the vibrant and growing Lower Hutt CBD market, and own a property of which you can be truly proud.

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/3259553

Executive summary

The property



Property address

190 High Street, Hutt Central, Lower Hutt



Zoning

Central Commercial



Land area

460sqm



Car parking

2



Seismic rating

A seismic upgrade to 93% of NBS was signed off by Sylvester Clark in 2020



Legal description & identifier

Part Lot 2 Block V Deposited Plan 1306 as more fully described on Record of Title WNA1/1197



Floor area

792sqm



Occupancy

vacant possession



Potential net income

\$146,879pa + GST

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 11th March 2026

Key highlights

- Selling with vacant possession
- Opportunity to own and occupy or convert
- Restaurant fitout available by negotiation
- Reopen as hospitality and convert upstairs to residential
- Convert the ground floor to retail
- Affordable opportunity with ample options and angles





The property

The property comprises a two-storey retail and office building originally built in the 1960's.

Construction is of concrete foundations and flooring over both levels with aluminium joinery front and rear. Roof cladding is long run steel.

Historically a successful retail premises, the ground floor has been extensively renovated for a restaurant, while the first floor is presented as a gutted shell with some storage fit out.

Being sold vacant possession, there is potential to take over the current hospitality fit out or to adapt it to a funky retail space or refurbish it for a specific use.

The first floor is accessed via a stairway to the High Street frontage and an external fire exit stairway to the rear service lane. This area is currently stripped out to allow for various fit out options depending on tenant or owner occupier requirements. This could easily include residential conversion.

To the rear of the property is a council service lane where two carparks are located. These carparks form part of the property.

Property attributes

Floor area	792sqm
Land area	460sqm
Seismic rating	A seismic upgrade to 93% of NBS was signed off by Sylvester Clark in 2020
Number of tenancies	2

Floor area breakdown

Description	Area (sqm)
Ground floor restaurant	396
First floor shell	396
Total	792 sqm
Car parks	2

The location

The subject property is located on the east side of High Street close to its intersection with Bunny Street.

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 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.



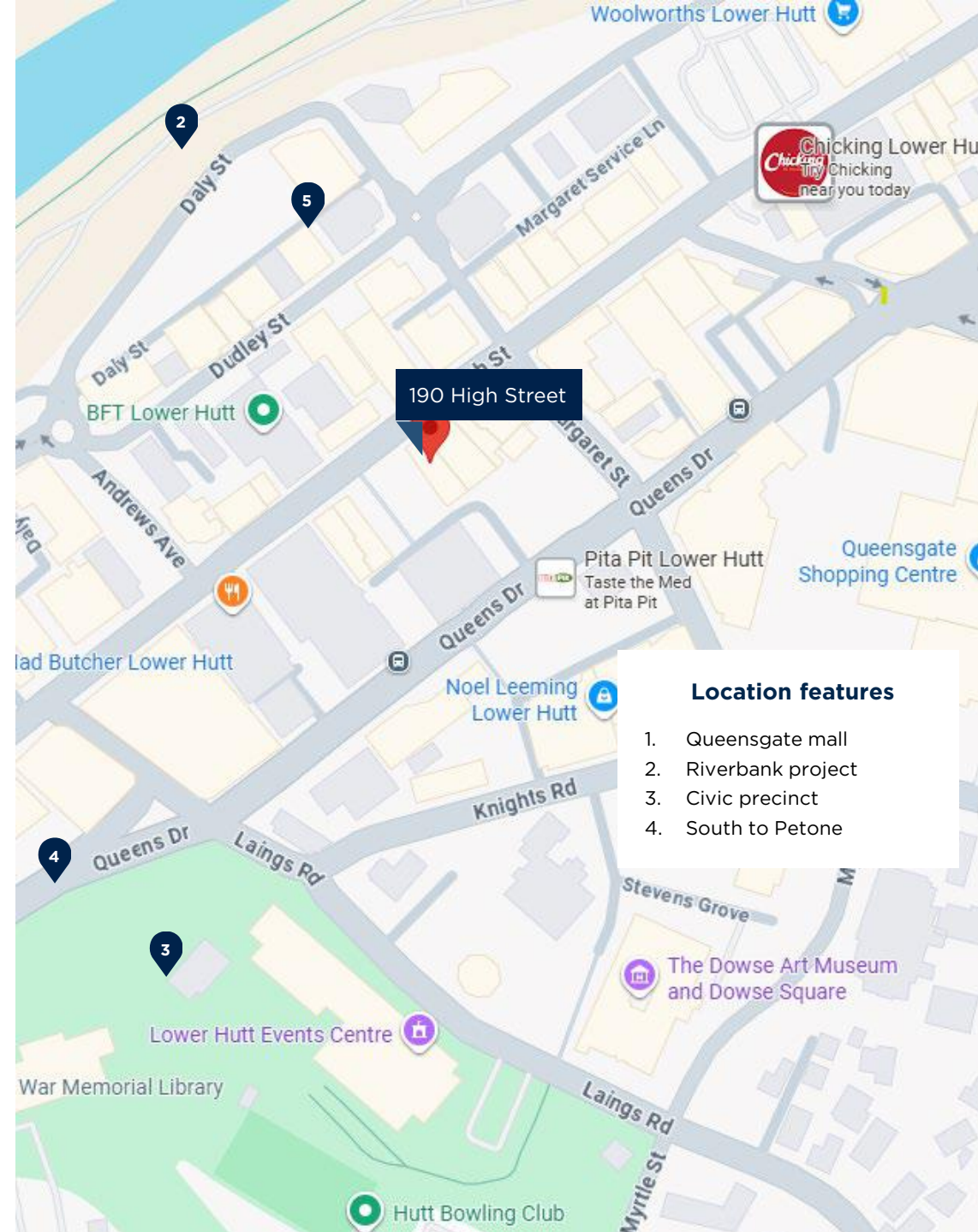
Transport

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.



Legal description and zoning

Legal description	Part Lot 2 Block V Deposited Plan 1306 as more fully described on Record of Title WNA1/1197	
Tenure	Estate in Fee Simple (Freehold Title)	
Land area	460sqm	
Rating valuation	Land value	\$1,100,000
	Value of Improvements	\$290,000
	Capital value	\$1,350,000
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.





Potential rental analysis

Operating expenses

Description	Area sqm Car parks	\$psm \$pwk	Potential gross rental pa
Ground floor - retail or office	396	\$325	\$128,700
First floor - office	396	\$120	\$47,520
Car poarks	2	\$55	\$5,720
Total	792sqm		\$181,940

*All figures exclude GST.

Description	Annual expense
Rates	\$18,470
Insurance – estimated – current owner elect not to insure the property	\$17,000
Compliance (estimated)	\$2,000
Total	\$35,061

*All figures exclude GST.

Potential income summary

Total potential gross income	\$181,940
Less outgoings	\$35,061
Total potential net income	\$146,879

*All figures exclude GST.

The sale process

190 High Street, Hutt Central, Lower Hutt is being offered for sale by way of Tender closing at 4:00pm, Wednesday 11th March 2026 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

<https://propertyfiles.co.nz/property/190highstreet>

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/3259553



Appendices



Appendices

- Photo montage
- Aerial
- Record of Title

Photo montage – first floor



Photo montage – restaurant



Photo montage –



Aerial



Record of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

Search Copy



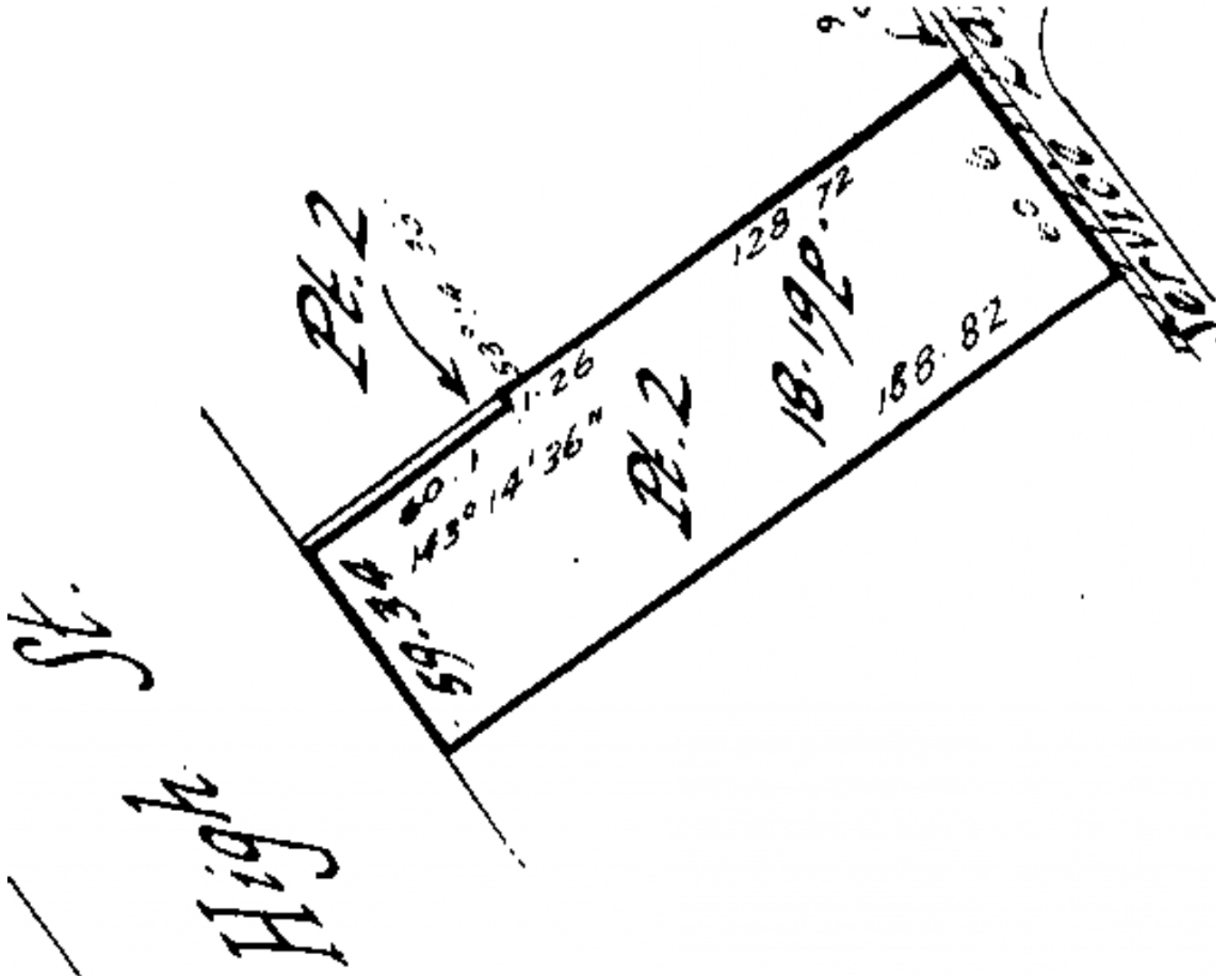
R. W. Muir
Registrar-General
of Land

Identifier WNA1/1197
Land Registration District Wellington
Date Issued 15 March 1962
Prior References
WN136/122

Estate	Fee Simple
Area	460 square metres more or less
Legal Description	Part Lot 2 Block V Deposited Plan 1306
Registered Owners	Xia Zhao and Yiwen Huang
Interests	1282.6690.4 Mortgage to Bank of New Zealand - 20.9.2023 at 10:40 am

Record of Title

Identifier WNA1/1197



Transaction ID 7644606
Client Reference socomel002
Search Copy Dated 12/12/25 3:09 pm, Page 2 of 2
Register Only

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