



Boundary lines are indicative only

Information Memorandum

The Mill, 1473 Main North Road
Waikuku, Canterbury

Prepared by Bayleys Canterbury
May 2025



ALTOGETHER BETTER

Residential / **Commercial** / Rural / Property Services



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China
& Pottery

GALLERY

Brick Mill Cafe



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The opportunity

Whalan and Partners Limited, Bayleys, is pleased to offer The Mill, 1473 Main North Road, Waikuku for sale by way of asking price of \$2,400,000 plus GST if any.

The Mill is well established as a hospitality and art and craft center attracting both locals and through tourist traffic.

Current occupiers include café, art and craft, woodworking and storage operators.

A great offering with character buildings. Opportunity for a new owner to occupy and make their mark on this high-profile property. The Waimakariri area is fast expanding in both residential and commercial growth.

Please do not hesitate to contact the agent in regard to any aspect of the content included in this document or to arrange a viewing of the property.

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Executive summary

The property



Property address

1473 Main North Road, Waikuku



Legal description & certificate of title

Lot 1 Deposited Plan 311473 on Certificate of Title 45271



Floor area

2,800sqm (approximately)



Land area

9,705sqm (more or less)



Zoning

Multi-use Industrial
Large Lot Residential Zone (Proposed
Waimakariri District Plan)



Net income

\$88,500 + GST and outgoings



Rates and Insurance

Annual rates: \$4,060.16
Insurance: \$3,760.87



Occupancy

Sanderson Pottery and Art
Café premise plus share of car park



Tenant

Coco Black – rent: \$28,500 + GST + OPEX

The sale process



Method of sale

\$2,400,000.00 plus GST (if any)

Investment highlights

- 01 **Location**
Rare opportunity to develop and occupy character buildings on high profile site on State Highway 1
- 02 **Premises**
Upgrade industrial/retail opportunity
- 03 **Development**
Excess land area to increase future options
- 04 **Land area**
9,705sqm (more or less)







The property

An iconic and substantial character property, The Mill offers a rare blend of retail, industrial and residential potential in the heart of North Canterbury.

Steeped in history, this charming property was formerly a Rope and Twine factory, later home to Sandersons Pottery and Art Centre. Today it houses the popular Cocoa Black Cafe, a well-loved destination for both travelers and locals.

Positioned on State Highway 1, just 30km North of Christchurch, the Mill benefits from high visibility and easy access. Located in the rapidly expanding Waimakariri region, it is in close proximity to Ravenswood commercial area, Woodend, Pegasus and Rangiora, making it a prime location for future growth.

With existing tenants, a thriving retail presence and endless possibilities for development, this is an exceptional opportunity to secure a truly unique property in a fast-growing area.

The location

The property is located at 1473 Main North Road, Waikuku.

Positioned on State Highway 1, just 30km north of Christchurch, The Mill benefits from high visibility and easy access (115m frontage to State Highway 1).

Located in the rapidly expanding Waimakariri region, it is in close proximity to Ravenswood commercial area, Woodend, Pegasus and Rangiora, making it a prime location for future growth.





State Highway 1

Cafe

Sanderson Pottery

Waikuku

Legal description and zoning

Certificate of title	45271
Legal description	Lot 1 Deposited Plan 311473
Tenure	Fee Simple
Rating valuation	Land value \$600,000 Improvements \$400,000 Capital value \$1,000,000
Local authority	Waimakariri District Council
Zoning	Residential 4 A/B (9E)
Land area	9,705sqm (more or less)



Tenancy overview

Tenant	Coco Black Cafe
Area	150sqm building plus garden area (approximately)
Lease term	Four (4) years
Rental	\$28,500 + GST + OPEX

*All amounts are excluding GST.

The Mill property is well tenanted with Booksellers, Woodworkers and Art and Craft business, returning a combined income of \$60,000 + GST + OPEX.

Rental Income details available on request.



The sale process

The Mill, 1473 Main North Road, Waikuku is being offered for sale by way of asking price of \$2,400,000 plus GST if any.

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:

To access further information copy the following link to your search bar:
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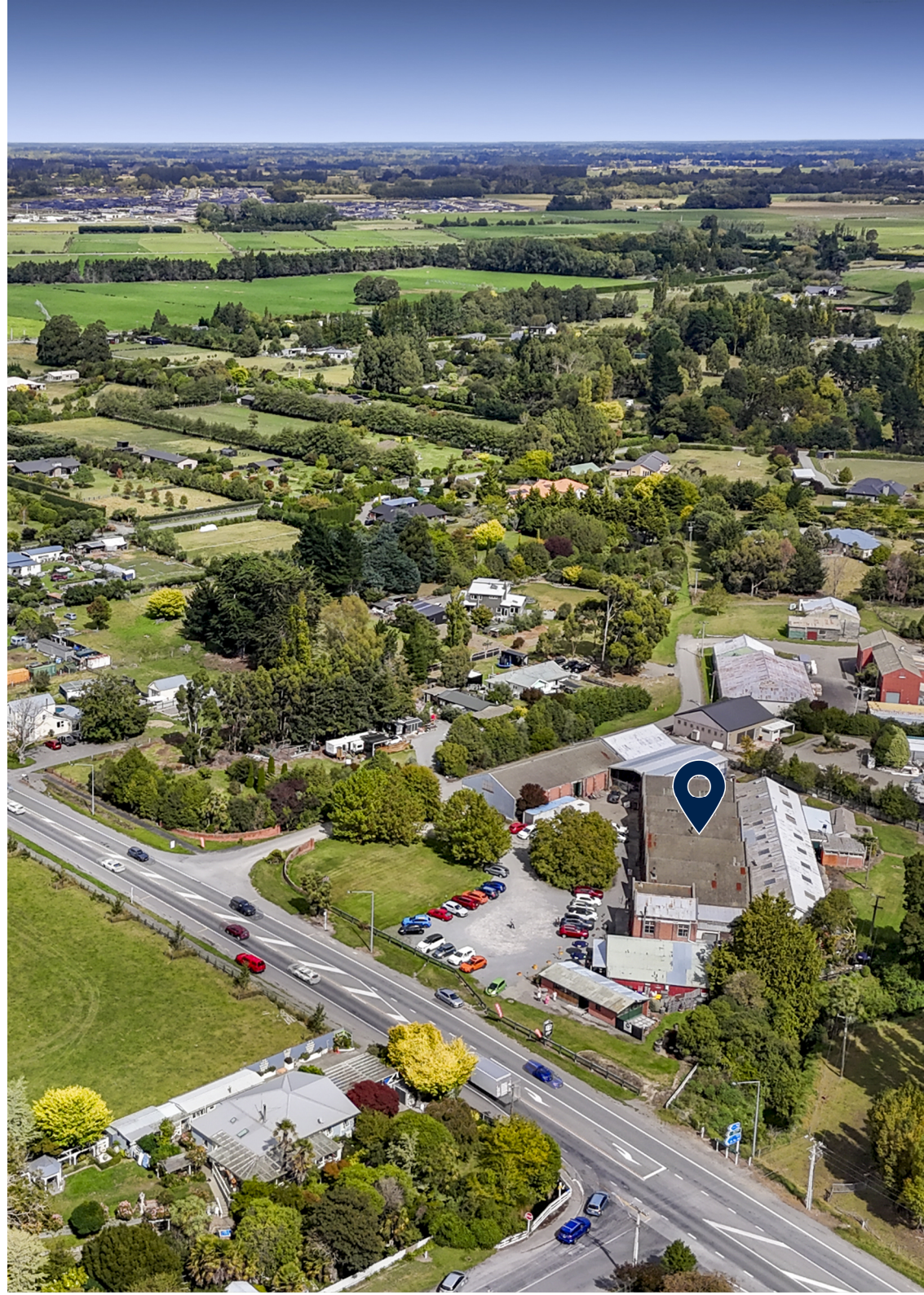
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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property.



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