



Information memorandum

Johnsonville, Wellington
11-17 Johnsonville Road

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





Contents

04

The opportunity

05

Executive summary

07

The property

08

The location

09

Legal description
and zoning

11

Tenancy schedule

12

Potential income
summary

13

Residential expenses

13

Income summary

13

Commercial expenses

14

The sale process

15

Appendices

The opportunity

Capital Commercial (2013) Limited is pleased to offer 11-17 Johnsonville Road, Johnsonville for sale by way of Tender closing 4:00pm, Wednesday 15th April 2026.

11-17 Johnsonville Road presents a strategic mixed-use investment positioned within the heart of Johnsonville's established commercial precinct.

Comprising a blend of commercial accommodation and residential income, the property offers diversified cashflow with clear upside through leasing, refurbishment or repositioning of the vacant commercial component.

Situated along Johnsonville Road — a key arterial connecting the northern suburbs with Wellington CBD — the property benefits from strong exposure, consistent passing traffic and proximity to Johnsonville Shopping Centre, public transport links and the Ngauranga Interchange providing direct access to State Highway 1.

Suburban Centre zoning supports retail, commercial, service and higher-density mixed-use development, reinforcing long-term redevelopment and land-bank potential in a tightly held suburban hub.

With established surrounding commercial activity, growing residential intensification and excellent transport connectivity, this is a compelling opportunity for add-value investors, developers or owner-occupiers seeking scale and profile within Wellington's northern corridor.

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.

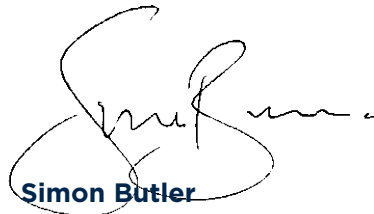


Johnny Curtis

021 386 285

johnny.curtis@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008



Simon Butler

021 128 9315

simon.butler@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3259742

Executive summary

The property



Property address

11-17 Johnsonville Road, Johnsonville



Legal description & record of title

Lot 2 Deposited Plan 61424
WN30B/781



Floor area

870sqm



Land area

582sqm



Car Parks

Three (3)



Seismic rating

67% NBS



Potential net income

\$224,723



Current net rental

\$68,527



Occupancy

5 occupied tenancies
1 vacant tenancy



Tenants

4 Residential
2 Commercial



Zoning

Suburban Centre

The sale process



Method of sale

Tender



Tender date

4:00pm, Wed 15th April 2026

Key highlights

- Mixed-use property comprising four residential units, one store room and two commercial tenancies
- Established income stream from proven long-standing tenants
- Prime position within tightly held commercial district
- Signature opportunity for add value via occupation or leasing strategy

JOHNSONVILLE FISH SUPPLY LIMITED

FAMILY PACKS	
1 5 FISH 2 CHIPS	\$36.50
2 8 FISH 2 1/2 CHIPS	\$52.99
3 2 FISH 2 HOT DOGS	\$15.99
4 2 SAUSAGES 2 CHIPS	\$15.99
5 1 FISH 1 HOT DOG	\$12.99
6 1 SAUSAGE 2 1/2 CHIPS	\$12.99
DINNER MEALS	
TARAKHI DINNER	\$22.50
ALL DINNERS SERVED WITH SALAD, CHIPS, LEMON AND TARTARE SAUCE	\$22.50

Menu	
FISH	
CRUMBLED FISH	\$5.50
HOT DOG	\$4.50
SAUSAGE	\$4.50
MEAT PATTY	\$4.50
CURRY ROLL	\$5.50
SPRING ROLL	\$4.50
VEGETABLE SPRING ROLL	\$4.50
STEAK ROLL	\$4.50
CHICKEN ROLL	\$4.50
CHICKEN ROLL each	\$2.80
JAM DONUT	\$1.50
CORN FRIED	\$3.80
CORN COB	\$3.40
Gluten free	\$3.00

BACON FRIED	\$5.50
BANANA FRIED	\$5.50
PANCAKE FRIED	\$5.50
POTATO FRIED	\$5.50
FISH CAKE	\$5.50
LAGARIE	\$5.50
HASH BROWN	\$5.50
CHICKEN NUGGET each	\$2.50
APPLE TURNOVER	\$2.50
DONUT	\$1.50
CHIPS ONLY	\$5.50
1/2 DOZ PER ORDER	\$5.50

FILLETS	
FILLET FRIED BATTERED	\$5.50
TARAKHI FRIED	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50
CRUMBLED FISH & CHIPS	\$5.50

SALADS	
CHIPS ONLY	\$5.50
1/2 DOZ PER ORDER	\$5.50
CHIPS ONLY	\$5.50
1/2 DOZ PER ORDER	\$5.50
CHIPS ONLY	\$5.50
1/2 DOZ PER ORDER	\$5.50
CHIPS ONLY	\$5.50
1/2 DOZ PER ORDER	\$5.50
CHIPS ONLY	\$5.50
1/2 DOZ PER ORDER	\$5.50

PRICES SUBJECT TO CHANGE WITHOUT NOTICE

PHONE 478. 7556

Hours: MON - 11am - 8pm

Please ORDER HERE





The property

11-17 Johnsonville Road is a well-located mixed-use property positioned within the centre of Johnsonville's established commercial precinct, providing a combination of residential and commercial income with future upside.

The improvements comprise **four residential apartments, two commercial tenancies and a store room**, creating multiple income streams supported by established tenants. One commercial unit is currently vacant and includes **hospitality chattels**, providing a turn-key opportunity for an owner-occupier to establish a food or hospitality business immediately, or alternatively lease the space to increase the overall return.

The residential component is located on the upper levels and consists of **four self-contained apartments**, including a mix of studio/one-bedroom and two-bedroom layouts. These units provide steady rental income in a well-serviced suburban location close to Johnsonville Mall, public transport and surrounding amenities.

Access to the residential portion is via the driveway on the northern side of the property, secured by a legal right of way, providing practical access to the apartments and supporting the functionality of the building.

Positioned on Johnsonville Road, the property benefits from strong exposure to passing traffic and sits near tightly held commercial property surrounding Johnsonville Mall where available stock remains limited.

Property attributes

Floor area	870sqm
Land area	582sqm
Last refurbishment	December 2019
Seismic rating	67%
Number of tenancies	6

The location

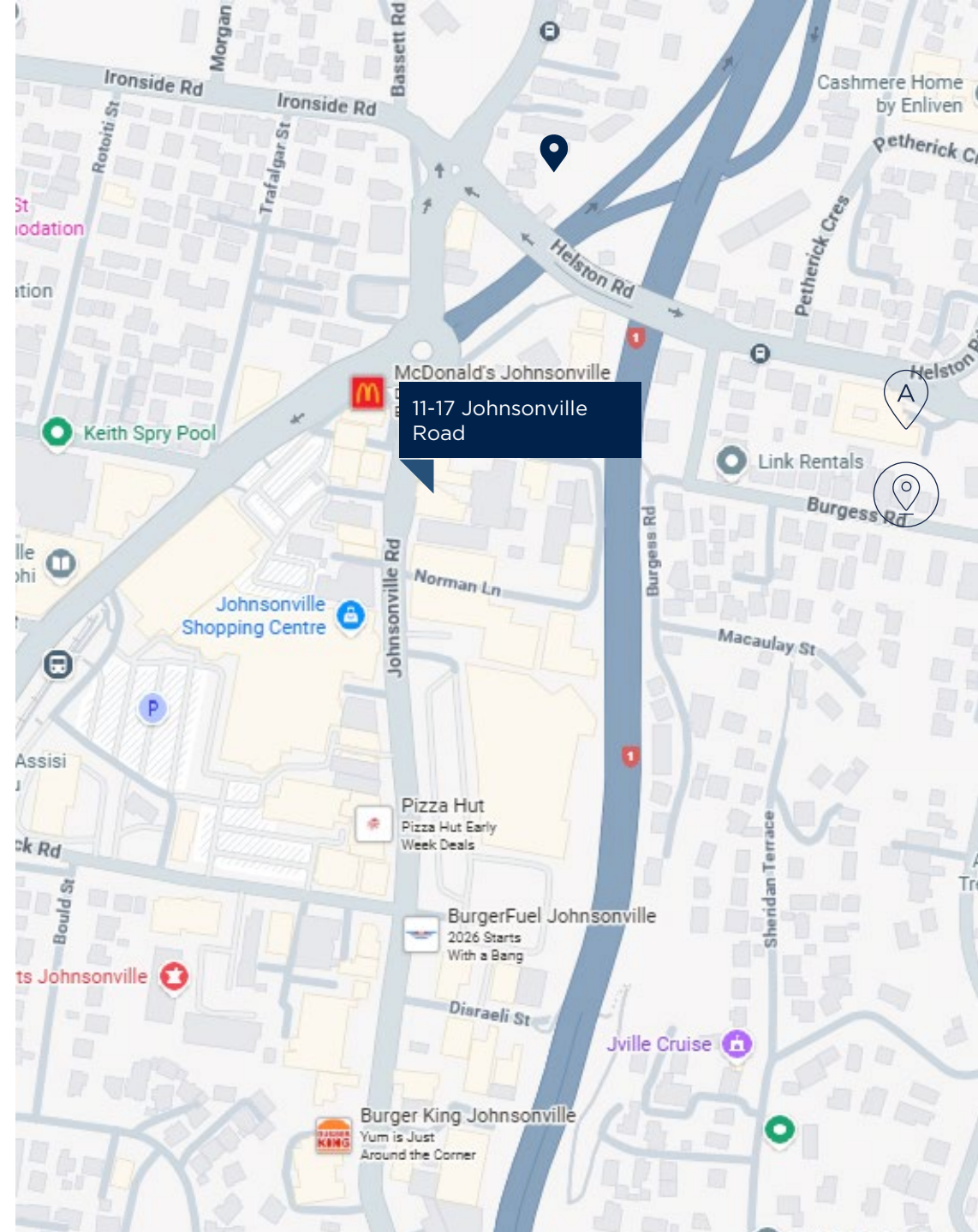
The subject site is located at 17 Johnsonville Road, Johnsonville, Wellington.

Johnsonville Road is a key arterial route connecting Johnsonville with the Wellington central city and the wider transport network.

The site is positioned within the established Johnsonville commercial area and is located close to the Johnsonville Town Centre, including Johnsonville Shopping Centre (Johnsonville Mall). A range of commercial and service activities are located nearby, including food outlets such as McDonald's Johnsonville, supermarkets, retail stores, and other everyday services. These nearby activities contribute to the area's role as a recognised commercial and employment centre.

The site has good access to public transport, with bus services operating along Johnsonville Road and the Johnsonville railway line located nearby. The Ngauranga Interchange provides convenient access to State Highway 1, allowing efficient vehicle movements to and from the site.

The surrounding area contains a range of established commercial and service activities, which reflects the urban nature of this location. The site is well suited to ongoing use and development that aligns with the role of Johnsonville Road and the nearby Johnsonville town centre.





Legal description and zoning

Record of title	WN30B/781	
Legal description	Lot 2 Deposited Plan 61424	
Tenure	Estate in Fee Simple (Freehold Title)	
Rating valuation	Land value	\$1,160,000
	Improvements	\$1,590,000
	Capital value	\$2,750,000
Local authority	Wellington City Council	
Zoning	Suburban Centre	

Zoning

The Suburban Centre zone supports local town centres that provide retail, commercial, service, and employment activities for surrounding suburbs. It encourages higher-density, mixed-use development in accessible locations close to public transport and key amenities.



Tenancy schedule

Commercial Tenant	Area (sqm)	Lease term / Commencement date	Next renewal	Rights of renewal	Rent review	Total net rental pa
Johnsonville Fish Supply	252	5 Years 1 st September 2021	1 st September 2026	1 x 5 Years	CPI On Renewal	\$45,652
Total						\$45,652

*All figures exclude GST.

Residential Tenants	Bedrooms	Lease term	Commencement date	Expiry	Rights of renewal	Rent review	Total gross rental pa
Residential 1	1	Monthly	12th February 2025	Nil	Nil	Nil	\$23,920
Residential 2	2	Monthly	3 rd March 2025	Nil	Nil	Nil	\$32,760
Residential 4	1	Monthly	16 th June 2021	Nil	Nil	Nil	\$22,880
Residential 5	2	Monthly	19 th August 2022	Nil	Nil	Nil	\$22,464
Total							\$102,024

*All figures include GST.

Potential Income Summary

Tenancy	Area (sqm) Bedrooms	Total current rental pa
Johnsonville Fish Supply	252	\$43,478
Residential 1	1	\$23,920
Residential 2	2	\$32,760
Residential 4	1	\$22,880
Residential 5	2	\$22,464
Total current rent income		\$147,676
Vacant areas	Area (sqm) Bedrooms	Total potential rental pa
Commercial restaurant unit	320	\$90,000
Level 1 Storage	40	\$13,000
Total potential net income		\$103,000
Less: recovered outgoings		\$25,955
Total potential net income		\$224,723

*Commercial income + GST
Residential income including GST

Residential expenses

Description	Annual expense
Residential Rates (2025/2026)	\$7,470
Residential Insurance	\$9,628
Residential Water Rates	\$2,988
Residential Compliance	\$726
Common Area Rates	\$5180
Total	\$25,953

*All figures include GST.

Commercial expenses

Description	Annual expense
Commercial Rates (2025/2026)	\$18,020
Commercial Insurance	\$33,488
Compliance	\$2,525
Water rates	\$10,396
Total	\$64,430

*All figures exclude GST.

Income summary

Total rent income	\$147,676
Plus recovered outgoings	\$11,275
Total gross income	\$158,951
Less unrecovered outgoings (Commerical Vacancy + Residential Portion of OPEX)	\$79,148
Total net income	\$79,803

*Commercial income + gst
Residential income including GST

The sale process

11-17 Johnsonville Road, Johnsonville is being offered for sale by way of Tender closing 4:00pm, Wednesday 15th April 2026 at Level 14, The Bayleys Building, 36 Brandon Street, Wellington.

To assist purchasers with their assessment of the offering an online due diligence data room is available.

www.propertyfiles.co.nz/property/11-17johnsonvilleroad

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:



Johnny Curtis

Commercial & Industrial

021 386 285

johnny.curtis@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008



Simon Butler

Commercial & Industrial

021 128 9315

simon.butler@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LIMITED
LICENSED UNDER THE REA ACT 2008

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/3259742



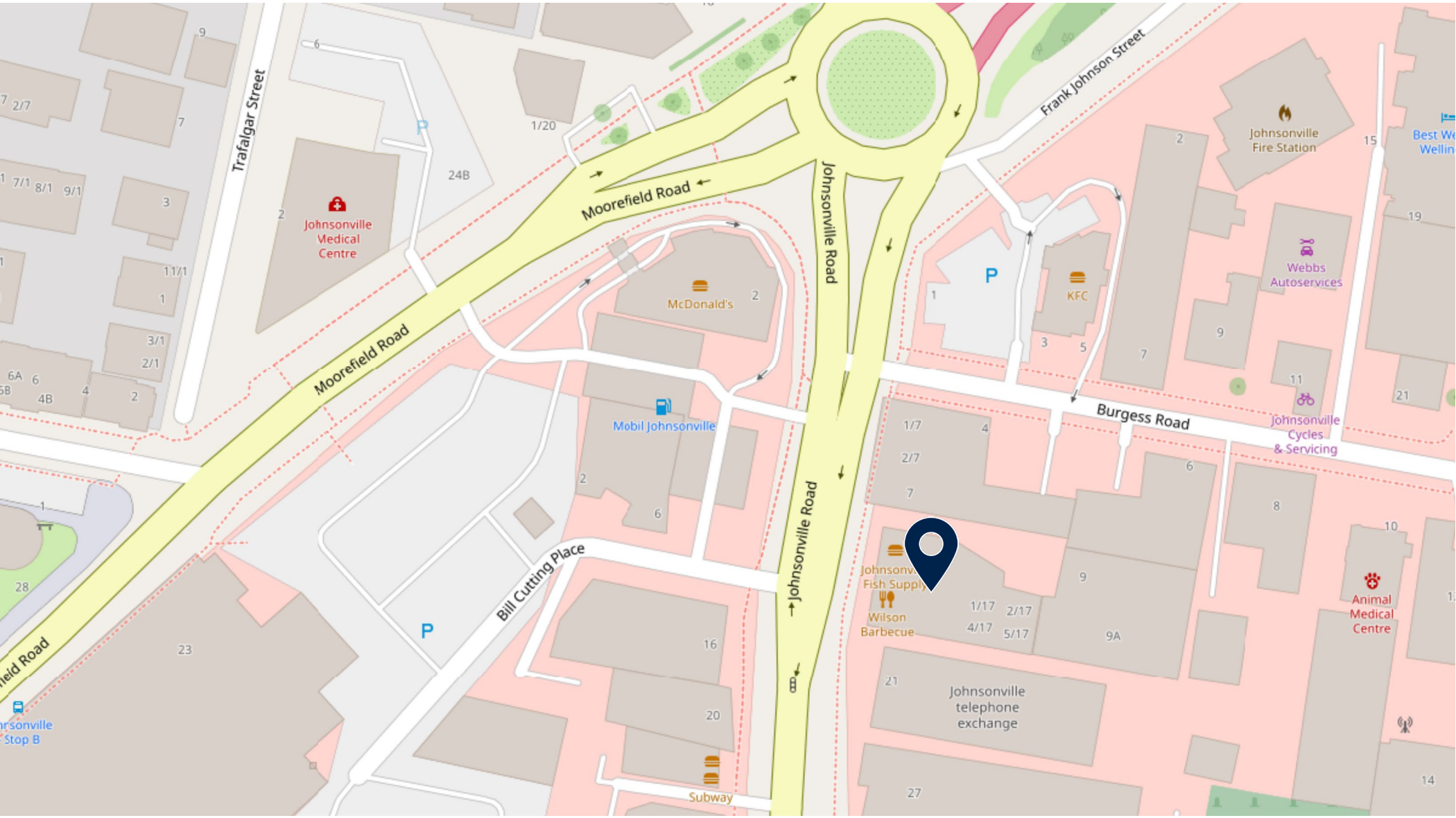
Appendices



Appendices

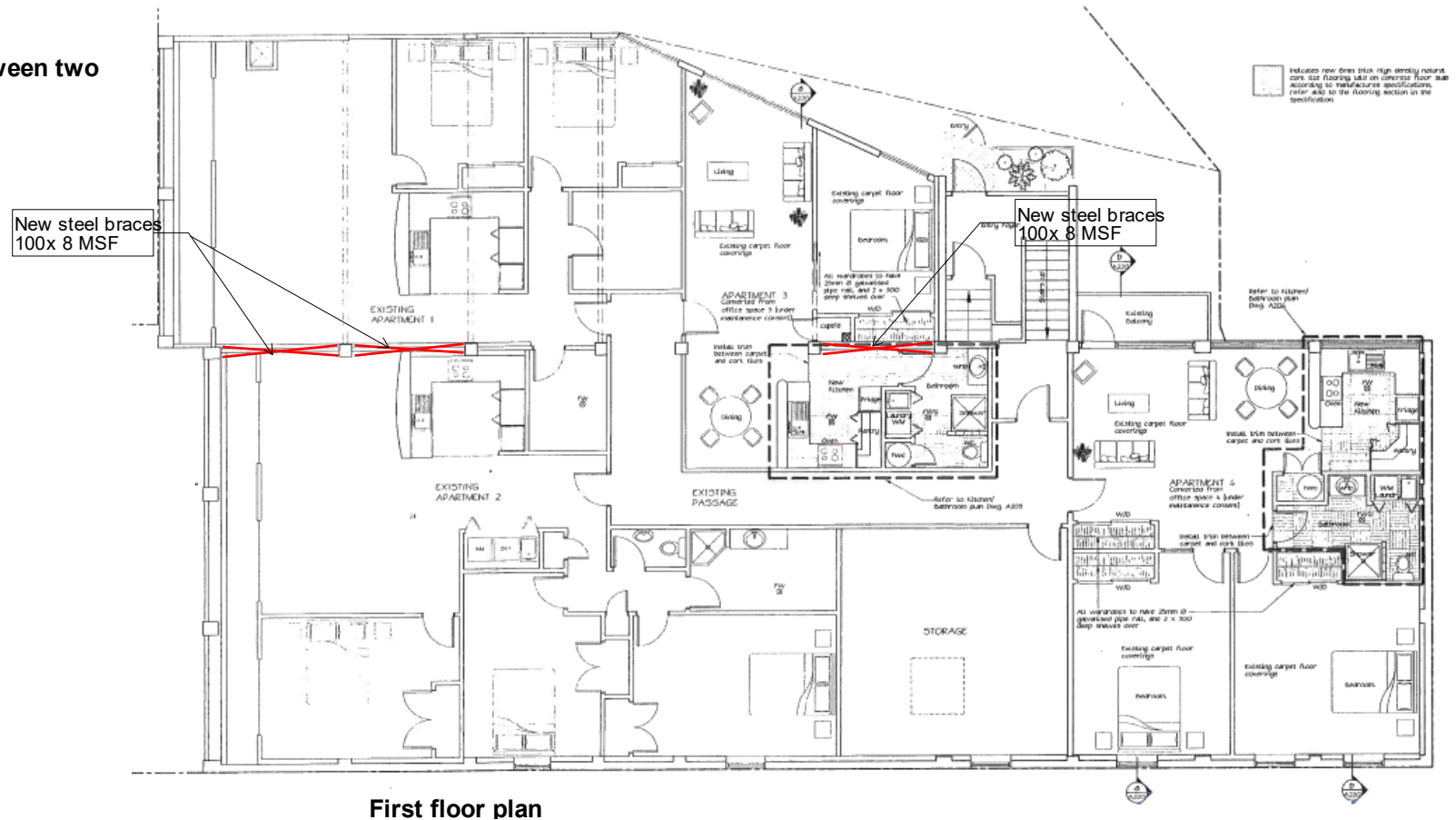
- Aerial
- Level 1 floor plan
- Certificate of Title

Aerial



Level 1 Floor Plan

Frame elevation between two buildings



First floor plan



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



R. W. Muir
Registrar-General
of Land

Identifier **WN30B/781**
Land Registration District **Wellington**
Date Issued 29 May 1987
Prior References
WN26240 WN7A/481

Estate **Fee Simple**
Area 582 square metres more or less
Legal Description Lot 2 Deposited Plan 61424
Registered Owners
TES-B Investments Limited

Interests

Appurtenant hereto is a right of way and rights to convey electricity, water and gas and rights to drain stormwater, water and sewage specified in Easement Certificate 849225.2 - produced 6.5.1987 at 2.24 pm and entered on 29.5.1987 at 2.45 pm

Subject to a right of way and rights to convey electricity, water and gas and rights to drain stormwater, water and sewage over part marked A, on DP 61424 specified in Easement Certificate 849225.2 - produced 6.5.1987 at 2.24 pm and entered on 29.5.1987 at 2.45 pm

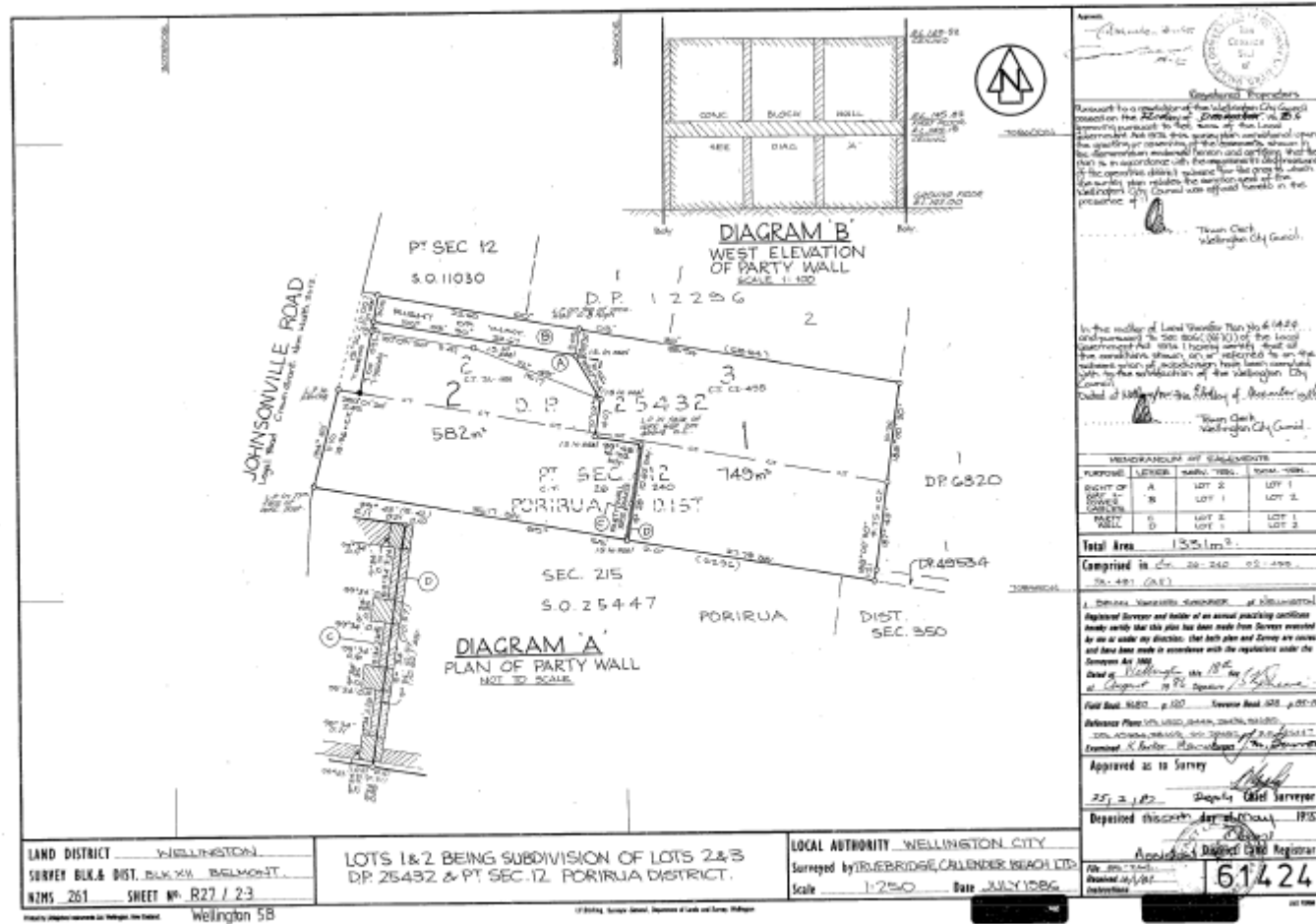
Some of the easements specified in Easement Certificate 849225.2 are subject to Section 309 (1) (a) Local Government Act 1974 (See DP 61424)

Appurtenant hereto is a party wall right specified in Easement Certificate 849225.3 - produced 6.5.1987 at 2.24 pm and entered on 29.5.1987 at 2.45 pm

Subject to a party wall right over part marked C on DP 61424 specified in Easement Certificate 849225.3 - produced 6.5.1987 at 2.24 pm and entered on 29.5.1987 at 2.45 pm

The easements specified in Easement Certificate 849225.3 are subject to Section 309 (1) (a) Local Government Act 1974

5828771.3 Mortgage to Bank of New Zealand - 8.12.2003 at 9:00 am
12227269.1 Variation of Mortgage 5828771.3 - 30.8.2021 at 1:20 pm



Identifier

WN30B/781

Disclaimer

This Information Memorandum has been prepared by Capital Commercial (2013) Limited (Bayleys), Licensed under the REA Act 2008 as a general outline only for the guidance of potential purchasers. The contents of this document does not constitute an offer or form part of any contract.

This document has been compiled using information provided by third parties, and Bayleys accepts no responsibility for its accuracy or completeness. It is not to be distributed or reproduced in whole or in part without the prior written consent of Bayleys. In all cases, interested parties should conduct their own verification of the information in this document, as well as their own investigation and analysis of the property described in it. All parties are urged to take legal advice before entering into any contract or agreement regarding the property described herein.

Potential purchasers should not rely on any of the information in this information memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken.

Except where otherwise provided, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances. Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material).

To the extent that this document includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to Bayleys at the time of preparing this document and assumptions, which may be incorrect. Bayleys does not warrant that such statements are or will be accurate or correct.

Bayleys provides this document on the condition that, subject to any statutory limitation on its ability to do so, Bayleys disclaims liability under any cause of action including negligence for any loss arising from reliance upon this document.

This confidential document is for the sole use of persons directly provided with it by Bayleys and is not to be supplied to any other person without the prior written consent of Bayleys. Use by, or reliance upon this document by any other person is not authorised by Bayleys and without limitation to the above disclaimers, Bayleys is not liable for any loss arising from such unauthorised use or reliance.

GST disclaimer

Capital Commercial (2013) Limited (Bayleys) advises that the financial information in this report, relating to income, outgoings and the like is provided without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the investments and the returns derived there from after obtaining expert professional advice.

Confidentiality

The information contained in this document is provided on the basis that it is strictly private and confidential. The information may not be reproduced, in whole or in part, nor may any of this information be divulged or disclosed to any third party without the prior written consent in writing of the vendor as required by law.

Any interest in this property should be registered with the vendors agency. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are urged to seek legal advice and to make their own enquiries and satisfy themselves in all respects.

Bayleys Commercial Wellington

Level 14, 36 Brandon Street,
Wellington
+64 4 499 6022
enquiries@bayleyswellington.co.nz