



Information memorandum

Warkworth
2-6 Wharf Street

Prepared by Mackys Real Estate Ltd

Boundary lines are indicative only



Boundary lines indicative only

Boundary lines are indicative only

The opportunity

Bayleys in the North Commercial & Industrial is pleased to offer 2-6 Wharf Street For Sale by negotiation.

- Split-risk investment returning \$90,573.34 + GST per annum
- Positioned centrally in Warkworth's main thoroughfare attracting strong foot traffic
- Unique riverside location overlooking the Mahurangi River and walkway.
- Underpinned by Business Town Centre Zone

2-6 Wharf Street is a split risk investment located centrally in Warkworth. Returning \$90,573.34 net per annum from five established tenants including Bam Boo Asian Canteen, Hush Hair and Retail and No Filter Coffee.

The property consists of five tenancies with a gross floor area of 340 square metres, across the ground floor with direct exposure, and the upper level.

This is a character asset with a recently upgraded long run roof. Commercial property investments in this location are tightly held and in high demand.

Well positioned in Warkworth, a growing North Auckland suburb approximately 45 minutes from the CBD, known as a popular tourist destination.

For Sale by Tender.

Contact the sole agents now for further information.

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.

Dahnie Burton

Broker

021 628 327

Dahnie.burton@bayleys.co.nz

MACKYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

Chris Blair

Director

021 314 412

chris.blair@bayleys.co.nz

MACKYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1271267](https://www.bayleys.co.nz/1271267)

<https://www.propertyfiles.co.nz/1271267>

Executive summary

2-6 Wharf Street is a rare, town centre investment opportunity, leased to an established restaurant, hairdresser and coffee shop, returning \$90,573.34 plus GST pa.

The property is being marketed For Sale by Negotiation.

The property



Property address

2-6 Wharf Street



Legal description & record of title

LOT 5 DP 27277 NA30A/343



Floor area

340m² (approx. only)



Land area

243m² (more or less)



Car parking

Nil



Zoning

Business - Town Centre



Annual income

\$100,233.34 plus GST



Occupancy

100%



Tenant/s

Bam Boo Asian Canteen (x 2 leases)
No Filter Coffee
Hush Hair Salon
Residential tenancy



Seismic rating

115% NBS rating A+



Add value opportunities

Market rental upside/owner operator office space upstairs

The sale process



Method of sale

For sale by negotiation

Key highlights

- Established tenants with successful trading history
- Passive investment returning \$90,573.34 pa plus GST.
- Rental upside opportunity with biennial market rent reviews
- Central location within Warkworth, a popular growth node North of Auckland
- High foot traffic positioning
- Rare riverfront position with river outlook

Investment highlights

- 01 **Established tenants**
Fully leased to established tenants with successful trading histories.
- 02 **Owner/operator**
Opportunity for owners to secure one or both of the upper level office units with short term tenancies in place.
- 03 **Low vacancy market**
Warkworth's main street reflects low vacancy for retail premises sub-100sqm.
- 04 **Passive opportunity**
The ideal passive commercial investment opportunity requiring minimal management.
- 05 **Well maintained property**
The property has been recently had the long run roof replaced and some external paint repairs.

2-6 Wharf Street is an ideal passive investment opportunity with a split risk profile located centrally in Warkworth. Returning \$90,573.34 pa. and leased to established businesses, this property is a rare opportunity with potential to experience perennial growth as the region's population expands.





Hush Hair



No Filter
Coffee



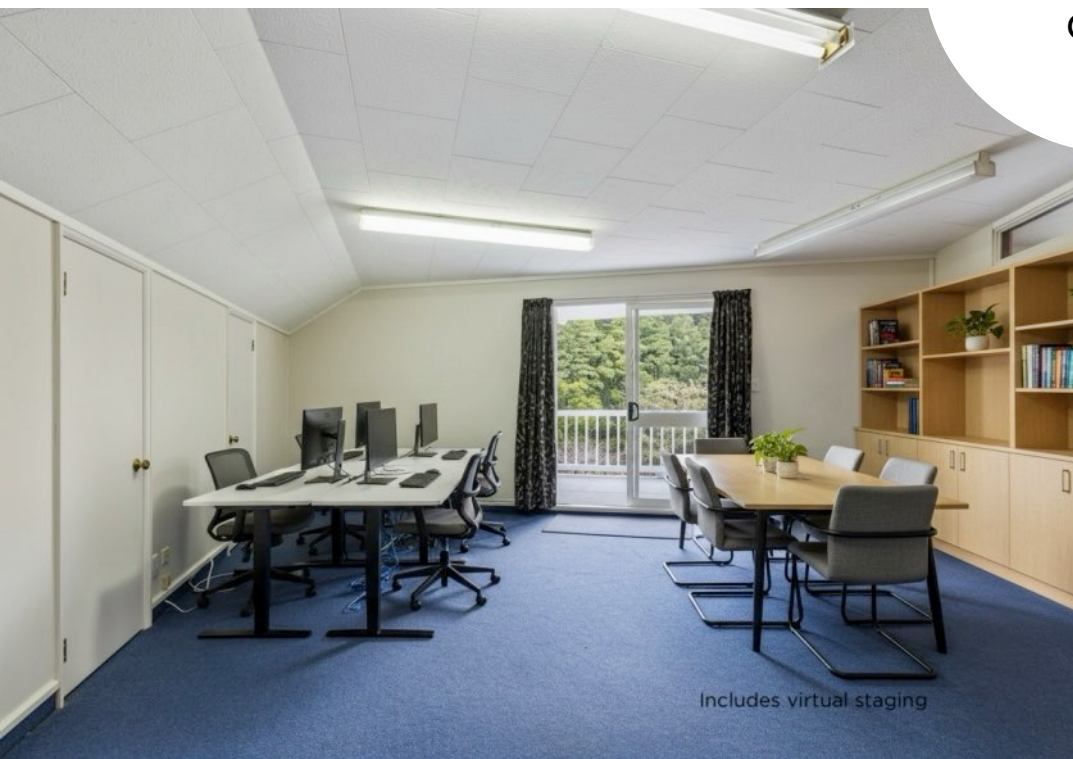


Bam Boo
Asian
Canteen





Upper
units and
deck





The property

2-6 Wharf Street is an established investment opportunity set in the heart of Warkworth's town centre.

The property consists of five tenancies with a gross floor area of 340 square metres, over two levels with direct exposure and access to Warkworth's main street. The location offers street parking at the front of the premises. The property is a two level building overlooking the Mahurangi River.

Key features include:

- New long run roof in 2025
- Two level premises with 5 tenancies
- Originally constructed in the 1980's (estimated)
- Retail and hospitality businesses on the ground floor with 1-2 professional spaces on the upper level with WC, kitchen and covered deck.
- Waterfront position

Property attributes

Floor area	340m ²
Land area	243m ²
Age	1980's
Last refurbishment	2025
Seismic rating	115% (A+)
Number of tenancies	5

Floor area breakdown

Property type	Area (sqm)
Bam Boo	106sqm
Hush Hair	56.69sqm
No Filter	N/A
Bam Boo office	40sqm
Unit 5	90sqm

The location

Warkworth is a popular North-Auckland township and a well-known tourist location, housing a range of boutique retail, food and beverage, and artisan businesses.

Warkworth township is located approximately 45 minutes North of Auckland



Puhoi-to-Warkworth Motorway Extension

The area benefits from the Puhoi to Warkworth motorway extension which is now open.



Transport

Warkworth has recently been included in the Auckland Transport bus service running from Warkworth town centre and surrounding suburbs to the CBD daily.



Amenities

The area benefits from a robust set of amenities, including a range of boutique retail, Countdown and New World Supermarkets, Pak'n'Save, The Warehouse, Warkworth Primary School, Mahurangi College and the Rodney Surgical Centre.



Growth and development

The population in Warkworth is anticipated to increase to 25,000 permanent residents by 2030.



Location features

1. Woolworths supermarket
2. New World supermarket
3. Oaks Retirement Village
4. Warkworth Medical Centre
5. Mahurangi River

Legal description and zoning

Record of title	NA30A/343	
Legal description	LOT 5 DP 27277	
Tenure	Freehold	
Rating valuation	Land value	\$660,000
	Improvements	\$1,290,000
	Capital value	\$1,950,000
Local authority	Auckland Council	
Zoning	Business Town Centre	
Precinct controls	Warkworth 3, Sub-precinct A	

Zoning

The Business – Town Centre Zone applies to suburban centres throughout Auckland, the satellite centres of Warkworth and Pukekohe, and the rural towns of Helensville and Wellsford. The centres are typically located on main arterial roads, which provide good public transport access. The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth. There is a range of possible building heights depending on the context. Provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights are appropriate. The height opportunities within the centres will facilitate increased intensification, including office and residential activities at upper floors.





2-6 Wharf Street



Income summary

TENANT	INCOME	RENEWAL/EXPIRY	Rights to renewals	Size of Tenancy
Unit 1 (Bam Boo)	\$34,421.34	31/03/29 (renewal)	Final expiry 30 March 2035	106sqm @ \$324/sqm
Unit 2 (Hush Hair)	\$21,052.00	03/08/27 (renewal)	9 rights to renew of 2 years	57sqm @ \$371/sqm
Unit 3 (No Filter)	\$9,360.00	24/04/27 (renewal)	5 of 2 years each April 2037 Final expiry	Flat rate
Unit 4 (Bam Boo office)	\$10,400.00	31/12/26 (expiry)	No renewal	40sqm @ \$250/sqm
Residential tenancy	\$590/week gross rental	Gross residential tenancy until 26/8/2026		
Passing income	\$90,573.34	Annualised income \$99,803.34		
Rates	\$11,415.10	Tenant charged		
Insurance	\$7,866.84	Tenant charges		
OPEX extras	\$1,304.35	Tenant charged		
Outgoings	\$20,586.29			

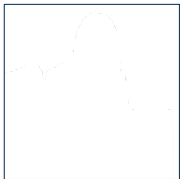
*All amounts are excluding GST.

The sale process

2-6 Wharf Street is being offered For Sale by Negotiation.

**To assist purchasers with their assessment of the offering an online due diligence data room is available.
propertyfiles.co.nz/1271267**

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:



Dahnie Burton

Broker- Commercial & Industrial

021 628 327

Dahnie.burton@bayleys.co.nz

MACKYS REAL ESTATE LTD,
LICENSED UNDER THE REA ACT 2008



Chris Blair

Director - Commercial & Industrial

021 314 412

Chris.blair@bayleys.co.nz

MACKYS REAL ESTATE LTD,
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/1271267**



Appendices



Appendices

Documents available via www.propertyfiles.co.nz/1271267

- Deed of Lease - Bam Boo
- Deed of Lease - Bam Boo office space
- Deed of Lease - Hush Hair
- Deed of Lease - No Filter Coffee
- Certificate of Title
- IEP Report dated 27 September 2013
- LIM
- Property Bag

Disclaimer

This Information Memorandum has been prepared by Mackys Real Estate Limited, 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 Real Estate. 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

Mackys Real Estate Limited 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 in the North

Your local specialists for commercial and industrial real estate from Silverdale to Kerikeri

Bayleys Silverdale

1/177 Millwater Parkway
Silverdale, Auckland

Bayleys Warkworth

41 Queen Street
Warkworth, Auckland

Bayleys Whangarei

84 Walton Street
Whangarei

Bayleys Kerikeri

62 Kerikeri Road
Kerikeri

[bayleys.co.nz/1271267](https://www.bayleys.co.nz/1271267)

