



Information memorandum

Riccarton, Christchurch
1/182 Clarence Street

Prepared by Whalan and Partners Limited, Bayleys
March 2026



Boundary lines are indicative only

Executive summary

Bayleys Real Estate is pleased to offer you 1/182 Clarence Street, Riccarton, Christchurch for sale by way of negotiation

The property



Property address

1/182 Clarence Street, Riccarton



Legal description on record of title

Unit A and Accessory Unit A 1 Deposited Plan 46828 on record of title CB25F/990



Site specifications

Total area: 74sqm



Zoning

Town Centre Zone



Net income

\$29,500.00 per annum + GST and outgoings



Tenant/s

Kara Hair Limited



Outgoings

Rates \$4,134.59 (pa)
Body Corp \$3,379.98 (pa)
OPEX (TOTAL) \$7,514.57 (pa)

The sale process



Method of sale

Negotiation

Key highlights

- Excellent signage exposure
- Well-established retail and hospitality businesses situated in close proximity
- Easy access to main arterial routes such as Blenheim road and Riccarton Road

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Investment highlights

1/182 Clarence Street presents a compelling opportunity in one of Riccarton's most established commercial areas.

Clarence street offer direct access to key arterial routes and in close proximity to Westfield Mall, the property enjoys excellent profile and strong connectivity to Christchurch's CBD, Christchurch International Airport, and surrounding commercial hubs. The area is characterised by a mix of commercial and residential activity, while prominent visible signage provides strong exposure to passing traffic.

Kara Hair Limited is a loyal tenant with a long-standing lease in place, providing a stable and attractive return. The property also benefits from strong local infrastructure, favourable school zoning, excellent transport links, and continued growth across Riccarton and neighbouring catchments, making it a well-positioned and future-focused investment.



The location

Located in the heart of Riccarton, 1/182 Clarence Street benefits from a well-established commercial environment surrounded by national retailers, hospitality operators, and professional services.

The property enjoys excellent connectivity to key arterial routes including Clarence Street and Riccarton Road, providing convenient access to the Christchurch CBD and wider metropolitan area. Its proximity to Westfield Riccarton further enhances foot traffic and amenity appeal, with strong surrounding residential density supporting consistent local demand.



Transport

Located near Riccarton Bus exchange



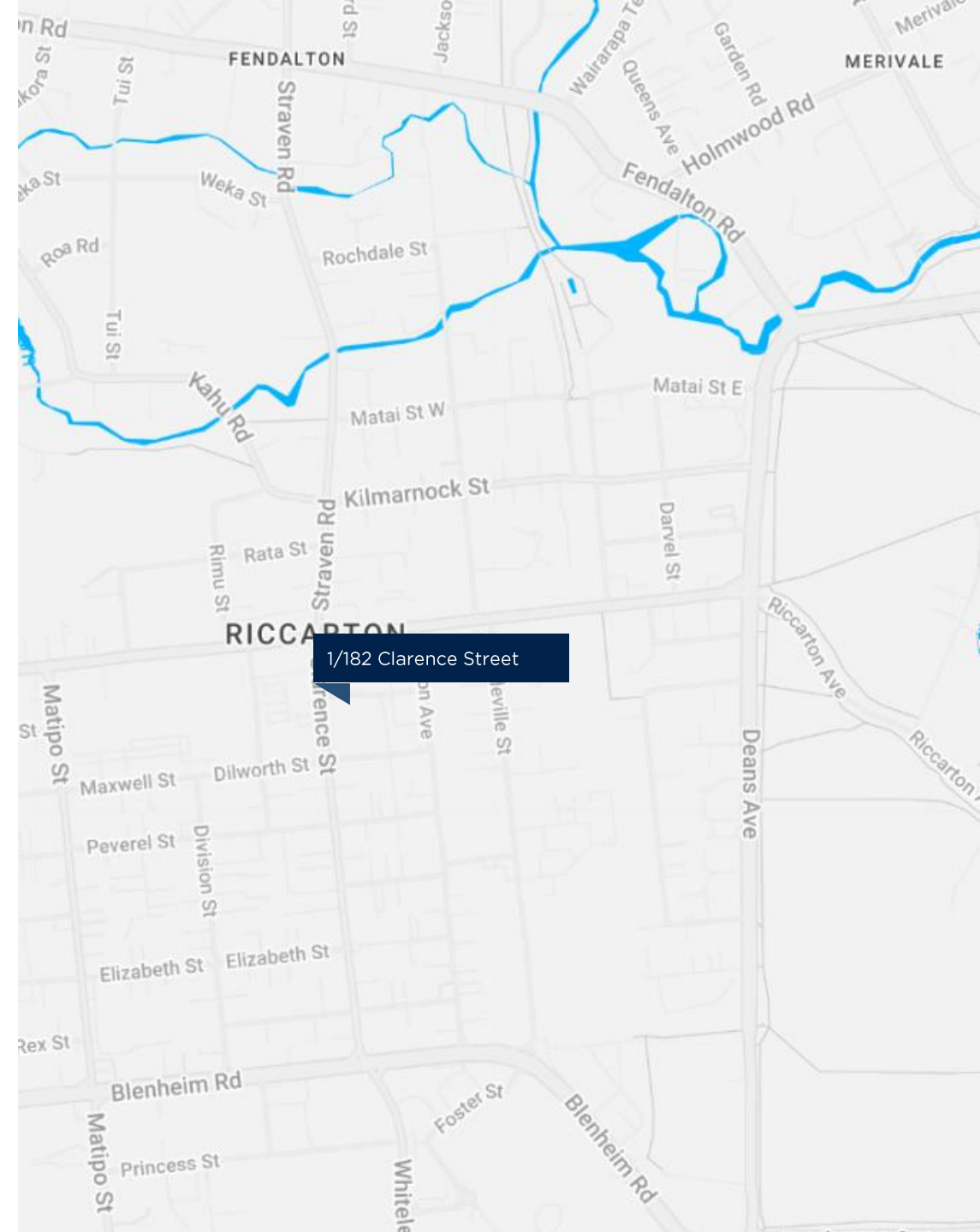
Amenities

Westfield Mall



Prime frontage

Great signage exposure onto Clarence Street





Kara
hair
studio
카라 헤어미용사

카라 헤어미용사
Kara hair studio
348 4747

Kara hair

Kara hair

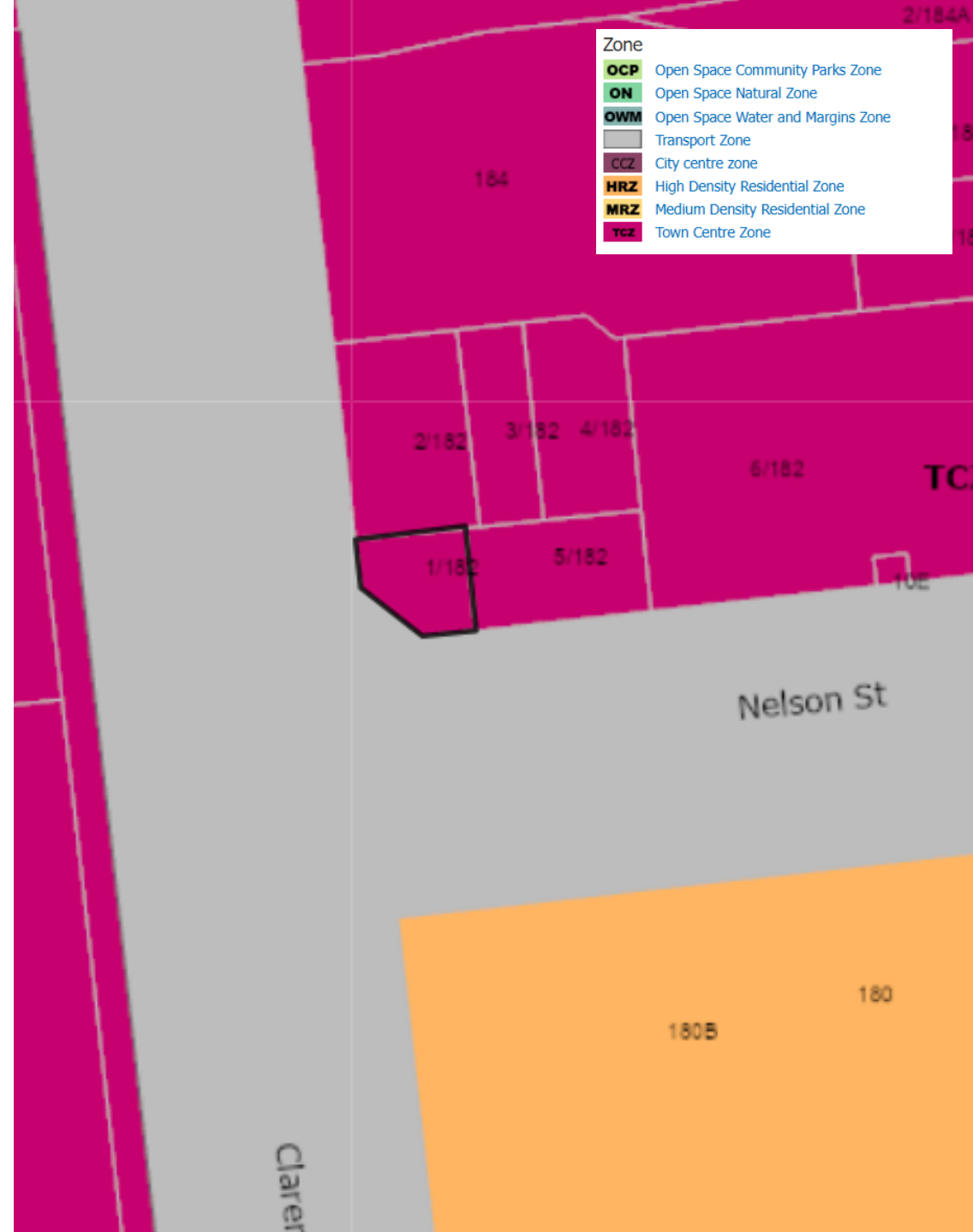
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348-4747

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Legal description and zoning

Record of title	CB25F/990	
Legal description	Part Unit A Accessory Unit A1 UP 46828 on Lot 6 DP 46412 on record of title	
Tenure	Freehold	
Rating valuation	Land value	\$200,000
	Improvements	\$210,000
	Capital value	\$430,000
Local authority	Christchurch City Council	
Zoning	Town Centre Zone	

The property is located within the Commercial town Centre Zone under the Christchurch District Plan, which provides for a range of commercial activities including retail, office, hospitality, and service-based businesses. This zoning supports established suburban centers and encourages active commercial development that serves the surrounding community.



Tenancy overview

Tenant	Kara Hair Limited
Total area	74sqm
Lease term	Two (2) years
Commencement date	17 February 2026
Expiry date	16 February 2032
Rights of renewal	17 February 2028 and 17 November 2030
Final expiry date	16 February 2032
Rent review provisions	17 February 2028 and 17 February 2030
Net income	\$29,500.00 per annum + GST and outgoings

*All amounts are excluding GST.



The lease process

1/182 Clarence Street, Riccarton is being offered for sale by way of negotiation.

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/5529849](https://www.bayleys.co.nz/5529849)



Appendices

Our full-service offerings



Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

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