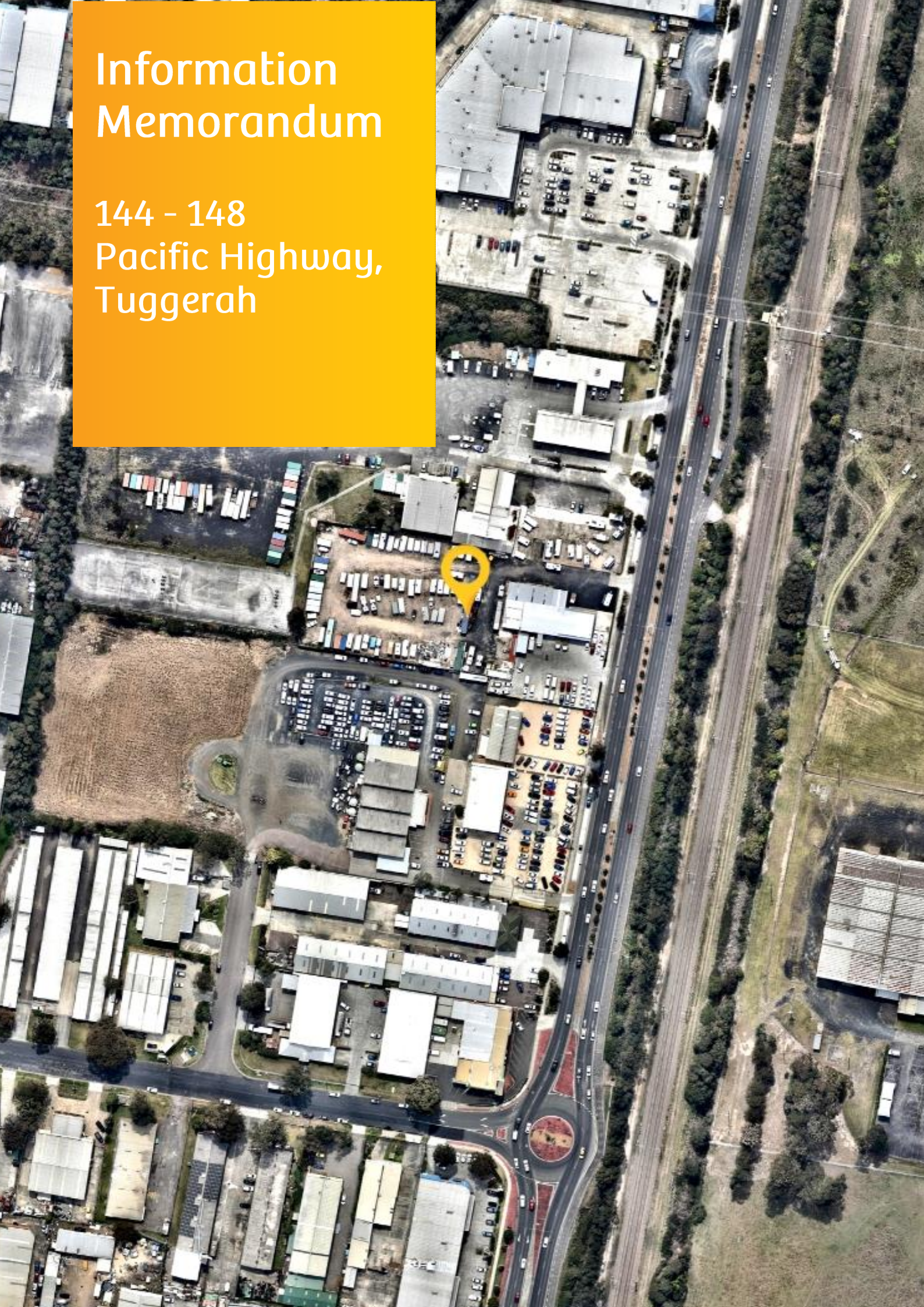


# Information Memorandum

144 - 148  
Pacific Highway,  
Tuggerah



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## Executive Summary

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<b>Property</b>	144-146 Pacific Highway Tuggerah NSW 2259 & 148 Pacific Highway Tuggerah NSW 2259
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<b>Legal Description</b>	LOT 56 DP1040299 LOT 102 DP730961
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<b>General Description</b>	Mixed Use Site Development Potential
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<b>Lettable Area</b>	Retail: 225m <sup>2</sup> Industrial: 1,844m <sup>2</sup> Sales Yard: 3,520m <sup>2</sup> Training and Education: 3,600m <sup>2</sup> Storage: 10,600 m <sup>2</sup>
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<b>Site Area</b>	23,600m <sup>2</sup>
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<b>Potential GFA</b>	22,461m <sup>2</sup> Height max: Four storeys FSR: 0.94:1
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<b>Title</b>	Freehold
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<b>Tenancy Status</b>	Tenanted
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<b>Zoning</b>	B6 – Enterprise Corridor
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<b>Method of Sale</b>	Private Treaty
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<b>Sale price</b>	\$14.4 Million
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## Introduction

On behalf of the vendors, Raine&Horne Commercial has the exclusive pleasure of offering 144 - 148 Pacific Highway, Tuggerah for sale by Private Treaty.

We trust you will recognise and acknowledge the benefits of this quality offering. Large office opportunities in Tuggerah Business Park are a rarity and hotly contested when offered for sale.

## The Opportunity

144 - 148 Pacific Highway, Tuggerah presents a rare and unique opportunity to acquire a large parcel of land with Main Road frontage. The premises have three access points / driveways from the Pacific Highway, part of the driveway is licenced to the adjoining Service Station so that Prime movers and vehicles towing can enter the premises.

The property is comprised over two (2) titles and includes several structures that are used for showrooms, mechanical service buildings, offices and storage.

The property zoning allows for great flexibility to suit many diverse industries.



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## Property Overview

### Location

Tuggerah is a major regional centre & includes office, industrial and retail properties. Tuggerah has the region's second largest major shopping centre. Tuggerah is approximately 90km north of the Sydney CBD and lies within the Local Government Area administered by Wyong Shire Council.

The property benefits from close proximity to Wyong shire major infrastructure. The property is situated 2.5kms from the M1 motorway (north and south access) and less than 1km to the Tuggerah train station, business park, Bunnings and the Mariners football complex.

### Surrounds

Surrounding development is a mixture of modern and older style industrial factory units, purpose built office buildings, large scale bulky goods retail & two (2) major retail shopping centres, Westfield and Home Maker Super Centre.

Westfield Tuggerah is less than three (3) kilometres to the west & houses all the major national retailers & brands usually seen in a Westfield Shopping centre.

In addition to all major tenants within the Westfield operated shopping centre, Tuggerah is home to the Central Coast Mariners, Good Guys, Bunnings Warehouse, RMS, and the Major Car Yards of ELN Ford (next door) Central Coast Holden, Central Coast Motor Group (Hyundai and Mitsubishi) Brian Hilton Toyota and a host of well established bulky goods retail businesses in the Bunnings owned Home Maker Super Centre.

The Tuggerah Business Park is home to national and international companies, Husquarna, Belkin, Energy Australia, ING Direct, Reece Plumbing & Star Track express & a host of others.

## Property Features

Perfectly positioned in the heart of Tuggerah straight is this 23,500m<sup>2</sup> parcel of land comprising two (2) titles.

The B6 zoning is the most flexible and welcoming zoning providing a vast array of options for future development. Some of the uses zoning permit are:

- Car Dealership
- Service Station and Fast Food
- Health and medical
- Private Hospital
- Aged Care
- Residential
- Childcare
- Motel and accommodation
- Motor Vehicle sales and repairs
- 3 driveways
- Mixture of buildings currently used for industrial and retail uses
- Storage areas for Caravans and Containers

### Location and Accessibility

- Freeway access 2.5km (North and South)
- Tuggerah Station 695m
- RMS 970m by sealed footpath
- New Playing Fields 963m sealed by footpath
- Bunnings 970m by sealed footpath
- St Peters Catholic College at rear
- Westfield 990m by sealed footpath with footbridge over Main Road

## Description of Improvements

The large parcel of land consists of several mixed use buildings that are used for retail sales, repairs, showrooms, education and training.

There are substantial areas of hardstand consistent with a sales and service business plus vast tracts of sealed and unsealed areas that are used for storage.

There is a Telstra tower on site that has just been upgraded to 5G on a 20 year lease. The income for this lease has been received up front and will revert to the property owner at the end of the lease in 2037.



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## The Local Market

Wyong Shire Council has adopted a forward thinking approach to improving quality of the local government area & plans to revitalise the shire, create jobs and attract tourists.

There are also some substantial developments planned in & around the Tuggerah area.

Tuggerah is one of two major industrial areas on the Central Coast. The industrial zoning services light & heavy industrial uses inclusive of distribution centres, warehouses, light manufacturing, construction companies, headquarters for professional & corporate services & small business

General activity is continuing to rise with a boost in business confidence. Bunnings Warehouse having just completed a multi-million dollar extension/renovation to their current location at the Tuggerah Super Centre.

Westfield Shoppingtown Tuggerah is preparing to commence construction on an estimated \$50 Million top floor extension to increase their net lettable area by 12,638m<sup>2</sup>.

## The General Market

The past twelve months has seen a significant turning point for commercial property markets, and the next year holds even greater optimism. With Reserve Bank of Australia (RBA) lowering interest rates to record lows, fixed interest term deposits have lost their appeal, and commercial property yields in particular look very attractive.

We are also seeing the return of the developer; it seems they are out of hibernation, with the cost of money decreasing coupled with the return of consumer confidence, projects that were put on hold have become viable and new opportunities are being sort.

In general the Australian commercial property market looks strong, with positive signs across all sectors, the financial institutions are becoming more receptive to investment and development proposals, meaning local money is driving the resurgence.



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## Financial Analysis

### Statutory outgoings

Net Income commercial Tenants	\$ 21,6057.00
Storage	\$ 100,000.00
Vendor Related Entities	\$403,943.00
Outgoings	Tenants 100%
Total Net Income	\$ 720,000.00

\*All figures exclusive GST

There is potential to grow the current revenue stream to more than \$1,000,000.00 per annum utilising the existing structures and yard space. The available showroom space and hard stand is being offered for \$90,000 per annum net and container/caravan storage is in the range of \$80-\$100 per month.

## Sale Process

Raine & Horne Commercial have been appointed exclusive selling agents to offer 144-148 Pacific Highway Tuggerah for sale by Private Treaty.

All enquiries, requests for information memorandum and inspections in relation to the property are to be directed to Andrew Dunn of Raine & Horne Commercial.

Yours sincerely,

**Andrew Dunn**

Sales & Leasing Executive

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## Disclaimer

Raine and Horne Commercial for themselves and the proprietors of this property, give notice that:

- i. The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract;
- ii. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and any intending occupiers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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## ZONING

### Zone B6 – Enterprise Corridor

#### 1 Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

#### 2 Permitted without consent

Nil

#### 3 Permitted with consent

Business premises; Community facilities; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Landscaping material supplies; Light industries; Multi dwelling housing; Passenger transport facilities; Plant nurseries; Recreation facilities (indoor); Residential flat buildings; Roads; Shop top housing; Warehouse or distribution centres; Any other development not specified in item 2 or 4

#### 4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Centre-based child care facilities; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Electricity generating works; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Flood mitigation works; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Highway service centres; Home-based child care; Home businesses; Home occupations (sex services); Industries; Information and education facilities; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Resource recovery facilities; Restricted premises; Rural industries; Rural supplies; Service stations; Sewage treatment plants; Storage premises; Tourist and visitor accommodation; Transport depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Waste disposal facilities; Water recreation structures; Water recycling facilities; Water supply systems

