

2/154 Cavendish Road

INFORMATION MEMORANDUM

2/154 CAVENDISH ROAD
COORPAROO QLD 4151

Prepared by Ray White Commercial Bayside
April 2019



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NATHAN MOORE

Ray White Commercial Bayside
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nathan.moore@raywhite.com



JONATHON BURROWES

Ray White Commercial Bayside
0421 383 668
jonathon.burrowes@raywhite.com



EXECUTIVE SUMMARY

The property	2/154 Cavendish Road, Coorparoo
Property description	The premises provides a 100m ² * air conditioned strata titled restaurant/retail facility. The property currently contains an extensive restaurant/takeaway fitout.
Building area	100m ² *
Method of sale	Auction - On-site, 23 May 2019, 11am
Marketing agent	Nathan Moore Ray White Commercial Bayside T 07 3245 7199 M 0413 879 428 E nathan.moore@raywhite.com
	Jonathon Burrowes Ray White Commercial Bayside T 07 3245 7199 M 0421 383 668 E jonathon.burrowes@raywhite.com

THE OPPORTUNITY

LOCATED IN THE HIGHLY SOUGHT AFTER AND TIGHTLY HELD SUBURB OF COORPAROO, THIS GROUND FLOOR STRATA TITLE SHOP OFFERS AN OUTSTANDING OPPORTUNITY TO SECURE A FULLY FITTED OUT RESTAURANT/TAKEAWAY WITH VACANT POSSESSION.

Prominently positioned on the corner of Cavendish Road and Kitchener Street, and sitting opposite the new Coorparoo Square precinct, Axia Retail provides outstanding signage & exposure to this busy location.

Recently vacated, this 100sqm* restaurant/takeaway premises includes an open plan dining area, front counter and extensive kitchen fit out and is suitable for a business owner to simply 'walk in and commence trading'. The premises can also be re-fitted for use as a professional office or general retail outlet.

Ray White Commercial Bayside are excited to be offering this opportunity to the market for sale by public auction to be held on site, Thursday, 23rd May, 2019 at 11am. For further information or an on-site inspection, please don't hesitate to contact the exclusive agents, Mr Nathan Moore, on 0413 879 428 & Mr Jonathon Burrowes, on 0421 383 668 or 07 3245 7199.

* Approximately

^ Important:

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.



PROPERTY OVERVIEW

Address	2/154 Cavendish Road, Coorparoo
Real property details	L2 SP 174642
Title reference	50551515
Zoning	DISTRICT CENTRE (DISTRICT) ZONE
Local authority	Brisbane City Council
Property description	<p>The property comprises a regular shaped lot positioned on the ground floor of the Axia Retail Building, a successful mixed use development combining over 50 residential apartments with a commercial precinct of four (4) ground floor strata title tenancies.</p> <p>Axia is located approximately 95m* south of the main intersection with Old Cleveland Road and only 5* radial kilometres from Brisbane's CBD. Surrounding suburbs include Camp Hill, Holland Park, Stones Corner, Greenslopes, East Brisbane and Norman Park.</p>

IMPROVEMENTS (CONTINUED)

BUILDING SERVICES

Air-conditioning	Ducted reverse cycle air-conditioning
Fire prevention	The building is fitted with hand held extinguishers, smoke detectors and exit signs. Fire hose reels are also present in the common areas as required by the applicable legislation.
Security	A security alarm system is installed
Loading areas	On grade loading areas only
Amenities	Common Male and Female amenities
Signage	Prominent awning/fascia signage is available. A pole sign is located at the front of the property.

PARKING

The property provides on-grade customer carparking and a substantial basement carpark for staff and longer term customers.

SERVICES AND AMENITIES

The property is connected to all usual services and amenities, including reticulated water, sewer, and communications.

ZONING

The property is zoned 'District Centre' under the Brisbane City Council Planning Scheme with a 'Multi Use' classification.

LAND PARTICULARS

LOCALITY AND SURROUNDING DEVELOPMENT

Coorparoo is an inner Brisbane suburb located approximately five kilometres to the Southeast of the CBD. A traditional transport hub, Coorparoo is a well established residential area with a revitalised commercial centre. The suburb is also home to multiple schools and Coorparoo train station.

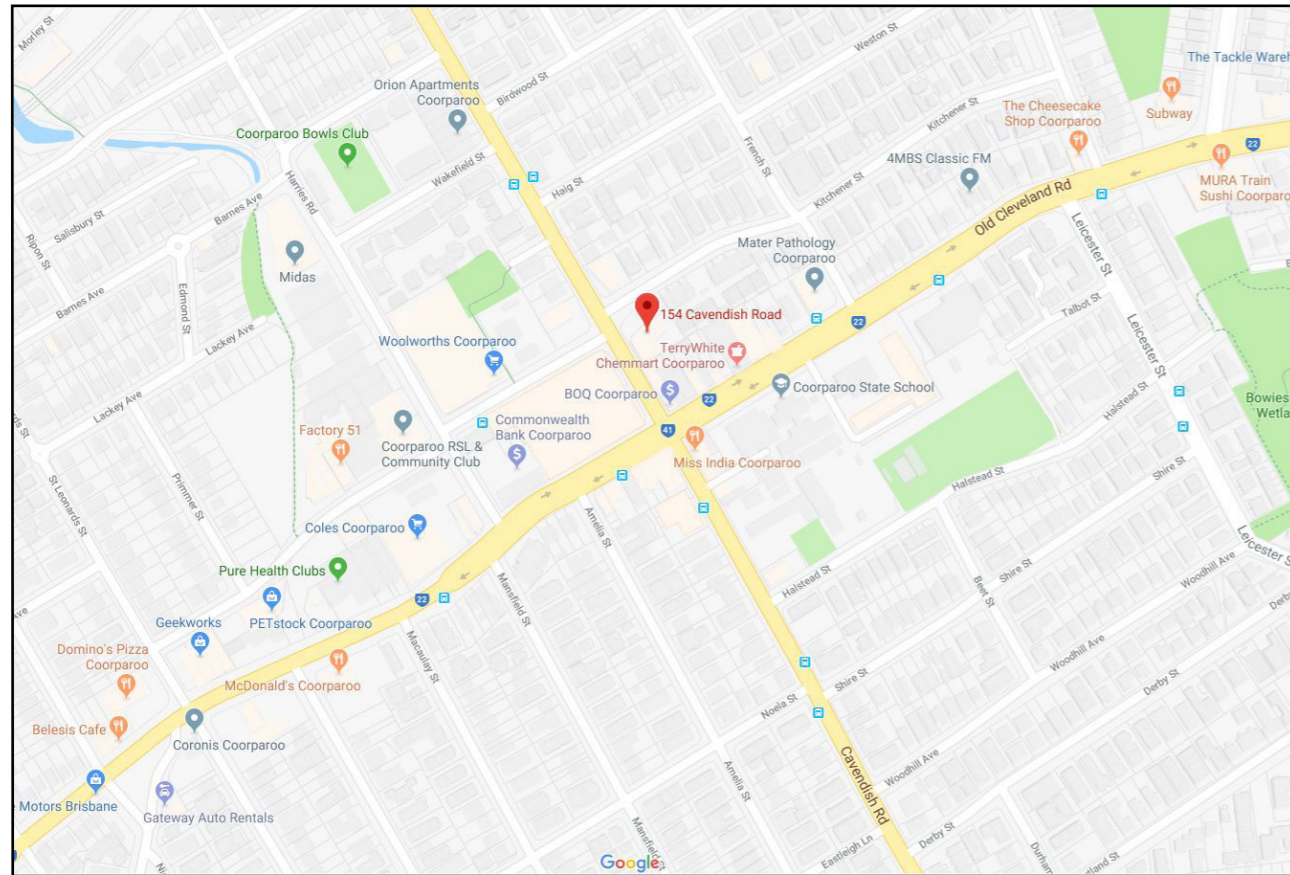
ROAD SYSTEM, ACCESS AND EXPOSURE

Cavendish Road is a four lane sub arterial road catering to a large volume of local and commuter traffic. Access to the subject is via a concrete crossover from Kitchener Street. The Property is situated well forward on the site and is readily visible. Pylon signage on the corner of Cavendish Road and Kitchener Street provides an added avenue for increased exposure.



LOCATION

The property commands one of the most highly visible locations on Cavendish Road. Opposite the new 'Coorparoo Square' project which includes Aldi and a Dendy cinema complex, the site offers a rare road facing frontage with on grade parking at the entrance to the premises.



SOURCES OF INFORMATION

Page	Content	Source
3.	Property Overview	pricefinder.com.au
		brisbane.qld.gov.au
7	Location Map	googlemaps.com
8-9	Auction Information	https://www.reiq.com/

DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Kedmoor Pty Ltd ABN 93 818 763 584 trading as Ray White Commercial Bayside and or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/leased" designations show only that stock is "currently not available" - not that the property is contracted/settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

AUCTION INFORMATION



Conditions of Sale – Public Auction

GST ANNOUNCEMENT AND CLARIFICATION

At auction the Auctioneer will announce in clear terms:

1. If GST is to apply or not; and
2. **One** of the following applicable GST Clauses

IF THE SELLER IS NOT REGISTERED FOR GST:

- The property is offered for sale on a GST inclusive basis – which means the knock down price is the sale price.

IF THE SELLER IS REGISTERED FOR GST:

- The property is offered for sale on a GST exclusive basis – which means the knock down price attracts GST at 10% of the selling price; or
- The property is offered for sale under the Margin Scheme – which means that the knock down bid is the sale price and GST payable by the seller is 1/11 of the margin.

CONDITIONS OF SALE BY PUBLIC AUCTION FOR REAL PROPERTY

- | | |
|---|--|
| <ol style="list-style-type: none">1. The highest approved Bidder will be the Buyer subject to:<ol style="list-style-type: none">a. the reserve price, if any; andb. the Seller's approval.2. A cooling off period does not apply.3. Finance clause has been deleted from the Contract of Sale.4. Building, Pest Inspection and Pool Safety clauses have been deleted from the Contract of Sale.5. All Bidders must be registered. The Auctioneer may register a person as a Bidder only if the person has provided his/her name and address and satisfactory evidence of his/her identity.6. Bids will only be accepted from registered Bidders.7. Bidders must use the numbered identifier provided by the Auctioneer to make a bid during the auction.8. The Seller may bid, either personally or by a representative. If the Seller or their representative bids for the property the Auctioneer must announce to all other Bidders that the bid is made on behalf of the Seller.9. The Bidder warrants their ability to enter and complete the Contract of Sale in accordance with its terms.10. Any person bidding on behalf of another person must provide the Auctioneer with a copy of their written authority before the auction; otherwise the Bidder will be taken to be acting on their own behalf.11. The Auctioneer has the discretion to refuse to accept any bid from any person. A bid will be taken to be accepted and irrevocable unless the Auctioneer, immediately after it is made, refuses it.12. The decision of the Auctioneer is final in all matters relating to the auction and no Bidder has any right of recourse against the Auctioneer or the Seller. | <ol style="list-style-type: none">13. Without affecting condition 12, if there is any dispute over a bid, the Auctioneer may:<ol style="list-style-type: none">a. re-open the bidding and resubmit the property for sale starting with the highest bid previously accepted; orb. determine the dispute in any other way the Auctioneer considers appropriate in his/her absolute discretion.14. Immediately on the fall of the hammer, the Bidder of the highest bid accepted must sign, as Buyer, the Contract of Sale in the form displayed or circulated with these Conditions of Sale and pay the deposit to the nominated Deposit Holder.15. The deposit payable under the Contract of Sale is 10% of the successful bid or any other percentage or figure nominated in the Contract of Sale.16. The Seller and the Buyer agree to sign all documents and do everything else necessary to transfer the property to the Buyer. The Seller and the Buyer each appoint the Auctioneer their agent to sign the Contract of Sale on their behalf. This appointment is non-revocable.17. If the Buyer does not pay the deposit, at the Seller's option:<ol style="list-style-type: none">a. the result of the auction will be treated as invalid and the property may be resubmitted to public auction at the risk and expense of that Buyer; orb. the Seller may affirm the Contract of Sale and pursue their legal and other remedies against the Buyer as they see fit.18. Insert Special Conditions (if any):
<div style="border: 1px solid black; height: 100px; width: 100%;"></div> |
|---|--|

INITIALS

Bidder Registration Form

BIDDER NO:

The Property Occupations Act 2014 requires the auctioneer to only accept bids from registered bidders. To be registered, a bidder must provide the bidder's name and address and produce satisfactory evidence of the bidder's identity.

If you have an interest in bidding at the auction for a property or properties, please complete your name and address below and provide the auctioneer with satisfactory identification.

If applicable, the registered bidder acknowledges that they have been given a copy of the Form 36 Notice of No Pool Certificate at the time of completing this Bidder Registration Form.

BIDDER DETAILS:

NAME: _____

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

PHONE: _____ FAX: _____ EMAIL: _____

IDENTIFICATION: _____

The above bidder is registered to bid in relation to the following property:

ADDRESS: _____

SUBURB: _____ STATE: _____ POSTCODE: _____

SIGNATURES

Signature: _____ Date: _____

The Auctioneer will not disclose the identity of any bidder to anyone other than:

- (i) An inspector or the court; and
- (ii) The seller if it is necessary for negotiations with the bidder after the property has been passed in or for facilitating the sale of the property.

INITIALS

ANNEXURE A

TITLE SEARCH

CURRENT TITLE SEARCH
NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31004439
Search Date: 11/04/2019 11:12

Title Reference: 50551515
Date Created: 29/04/2005

Previous Title: 50420809

REGISTERED OWNER

Dealing No: 711167359 09/11/2007

KEWAL SINGH
KAREN SINGH JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 2 SURVEY PLAN 174642
Local Government: BRISBANE CITY
COMMUNITY MANAGEMENT STATEMENT 33768
COMMUNITY MANAGEMENT STATEMENT 30914

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Deed of Grant No. 19561101 (POR 54)
2. LEASE No 709005587 26/09/2005 at 14:46
DNK PTY LTD A.C.N. 108 221 665
3. MORTGAGE No 711167360 09/11/2007 at 13:53
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

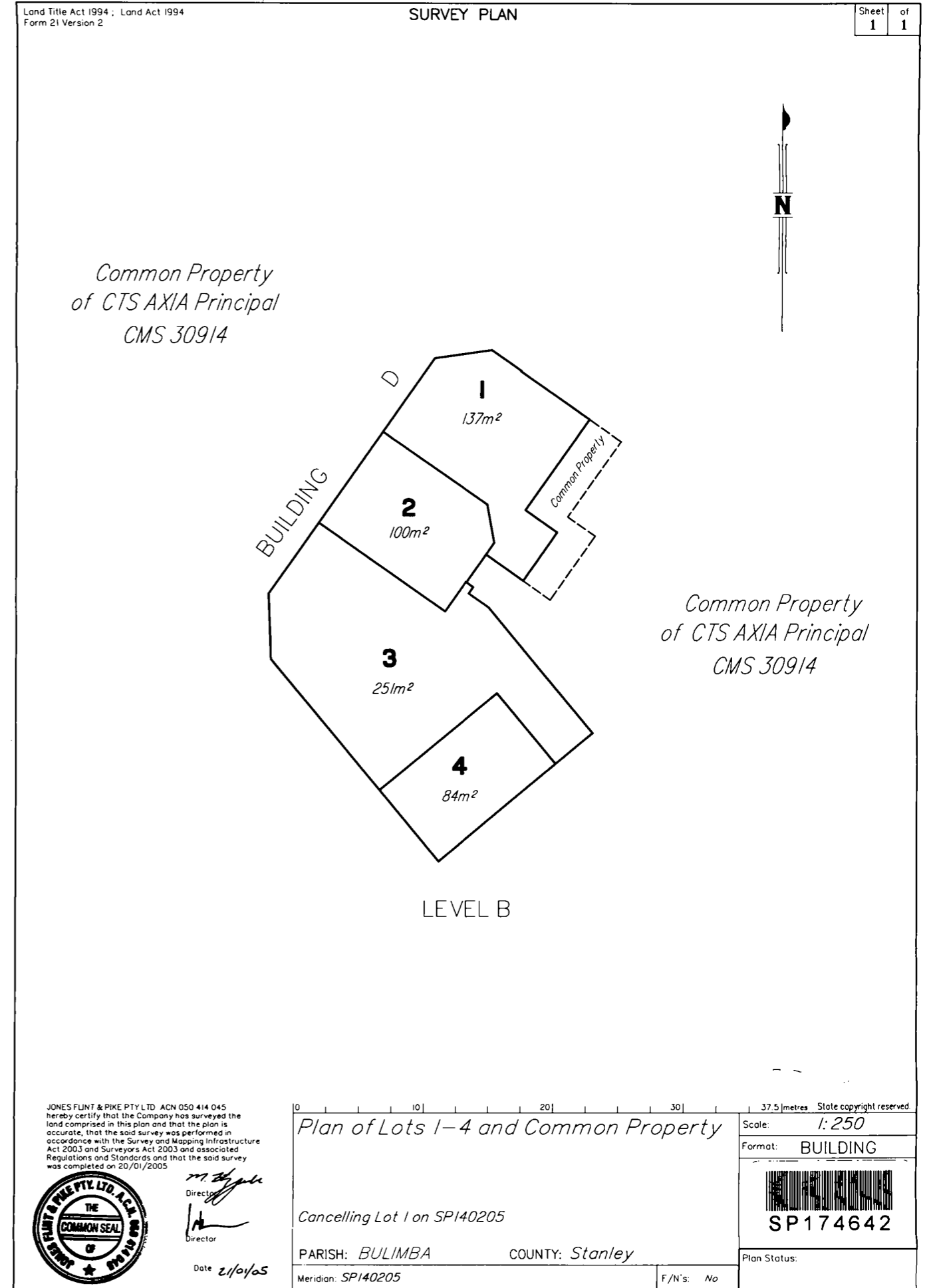
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBAL X

ANNEXURE B


REGISTERED PLAN



ANNEXURE C

RATES

22-01-19;02:57PM;From: BRISBANE CITY COUNCIL ABN 72 002 765 795 To: 32457188 # 1/ 2



Rate Account

Property Location 2/154 CAVENDISH RD
COORPAROO

Issue Date 4 Dec 2018


Dedicated to a better Brisbane

Account number
5000 0000 4473 787

Bill number
5000 1034 3830 853

Enquiries
(07) 3403 8888
24 hours 7 days

Account Period
1 Jan 2019 - 31 Mar 2019



BCC_RATES_34975_20181130001XPBILR_A-0001153-0004809
MRS KAREN SINGH & MR KEWAL SINGH
13 EVERGREEN ST
ORMISTON QLD 4160


ETP 3/1/19
\$ 626.50

The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).

Nett Amount Payable
\$626.50

Due Date
3 Jan 2019

Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.




Make a statement. Go paperless!

Switch to paperless billing and access your rates notice anytime, anywhere.

You can also opt-in for a free SMS reminder of your bill's due date.


Visit brisbane.qld.gov.au/rates to sign up and help keep Brisbane clean, green and sustainable.





Summary of Charges *Thursday night 8.06pm*

Opening Balance	0.00
Brisbane City Council Rates & Charges	494.59
State Government Charges	131.95
<i>10399559711</i>	
Gross Amount	626.54
Discount and/or Rounding (where applicable)	0.04 CR
Nett Amount Payable	626.50


If mailing your payment please tear off this slip and return with payment. Please do not pin or staple this slip. See reverse for payment methods.



Pay using your smartphone
Download the Sniip App and scan the code to pay now.

POST billpay



*439 500010343830853

Due Date
3 Jan 2019

MRS KAREN SINGH & MR KEWAL SINGH

Nett Amount
\$626.50

B PAY Biller Code: 78550
Ref: 5000 0000 4473 787

50

Gross Amount
\$626.54

Nett Amount
\$626.50

<0000062650> <004440> <500010343830853> >

ANNEXURE D

BODY CORPORATE

22-01-19; 02:55PM; From:

To: 32457188 ;

1/ 1

BrisBay Pty Ltd

Strata Management
ESTABLISHMENT & MANAGEMENT
ABN: 21 117 238 892
ACN: 117 238 892

PO Box 78, Coopers Plains QLD 4108
1/43 Selhurst Street, Coopers Plains QLD 4108
PH: 3892 5430
Fax: 3892 6554
www.brisbay.com.au
admin@brsbay.com.au

Singh

All paid EFT 1/12/18

TAX INVOICE
ABN 65 984 755 047

Body Corporate and Community Management Act 1997

NOTICE OF CONTRIBUTIONS

Mr and Mrs Singh
13 Evergreen Street
Ormiston Qld 4160

Date of Notice	29 October 2018		
A/c No	2		
Lot No	2	Unit Number	2
Contrib Ent.	2403		
Interest Ent.	1582		

Body Corporate for						
AXIA RETAIL CTS 33768						
154 Cavendish Road Coorparoo Qld 4151						
Account	Period	Due Date	Amount	Discount	If paid by	Net Amount
Administrative Fund	01/12/18 to 31/03/19	01/12/18	5,022.27	1,004.45	01/12/18	4,017.82
Sinking Fund	01/12/18 to 31/03/19	01/12/18	264.33	52.87	01/12/18	211.46
Insurance Fund	01/12/18 to 31/03/19	01/12/18	174.02	34.80	01/12/18	139.22
Totals	(Levies include GST)		5,460.62	1,092.12		\$4,368.50
GST component on gross of \$4,964.20 is \$496.42 or on net of \$3,971.36 is \$397.14						
Please make cheques payable to: StrataPay plus your StrataPay Reference Number						

Teller stamp and initials	<i>1/12/18 EFT morning 10-06am Saturday \$4368.50 Ref 120 185 448599</i>	Amount Paid \$	Date Paid / /
---------------------------	--	-------------------	------------------

- Payment Options**
- Telephone:** Call this number to pay by credit card using a land line or mobile phone. International: +613 8648 0158.
Tel: 1300 552 311
Ref: 1415 5837 8
 - Internet:** Visit this website to make a secure credit card payment over the internet.
www.stratamax.com.au
Ref: 1415 5837 8
 - Direct Debit:** Make auto payments directly from your nominated bank account or credit card.
Go to www.stratapay.com/ddr to register.
Tel: 1300 552 311
Ref: 1415 5837 8
 - BPay:** Contact your participating financial institution to make a payment from your cheque or savings account using BPay.
Billier Code: 74625
Ref: 1415 5837 8
 - In Person:** Present this bill at any Post Office to make cash, cheque or debit card payments.
Billpay Code: 9216
Ref No: 1415 5837 833
 - Mall:** Send cheque with this slip by mail to: StrataPay, Locked Bag 9 GCMC, Bundall Qld 9726 Australia.
Make cheque payable to: StrataPay 1415 5837 8
 - Internet Banking - EFT:** Use this BSB and Account Number to pay directly from your bank account in Australian Dollars (AUD).
Account Name: StrataPay Bank: CBA, Sydney, Australia.
BSB: 067-070
Account No: 1415 5837 8
(Applies to this bill only)

STRATAPAY

StrataPay Reference
1415 5837 8
Amount **\$4,368.50** Due Date **01 Dec 18**
BrisBay Pty Ltd
33768/02100002 Lot 2/2
Mr and Mrs Singh
13 Evergreen Street
Ormiston Qld 4160



*71 216 141558270 22

All payments made through StrataPay payment options are subject to User Terms and Conditions available at www.stratapay.com or by calling 1300 135 610 or email info@stratapay.com. By using the payment options provided by StrataPay you are taken to have read and understood these User Terms and Conditions prior to using StrataPay. Credit card acceptance is subject to notation above. Additional charges may apply.

ANNEXURE E

URBAN UTILITIES

06-03-19; 10:14AM; From:

To: 32457188 ;

1 / 3



Queensland Urban Utilities
ABN 86 673 835 011

Account Enquiries 13 26 57
Faults and Emergencies 13 23 64
www.urbanutilities.com.au

Water and Sewerage Quarterly Account

*Janet Allgood
32457188*



QUUC37_A4A01/E-1557/S-3261/I-0521/038
MRS KAREN SINGH & MR KEWAL SINGH
13 EVERGREEN ST
ORMISTON QLD 4160

Customer reference number	10 1045 3820 0000 1
Bill number	1045 3820 34
Date issued	17/01/2019
Total due	\$833.07
Current charges due date	16/02/2019

Property Location: AXIA RETAIL 2
154 CAVENDISH ROAD
COORPAROO 4151

Your water usage

Water usage (kL)	132.66
Days charged	95
<i>Average daily water usage (litres)</i>	
Current period	1396
Same period last year	1456

Account Summary Period 04/08/2018 - 06/11/2018

Your Last Account

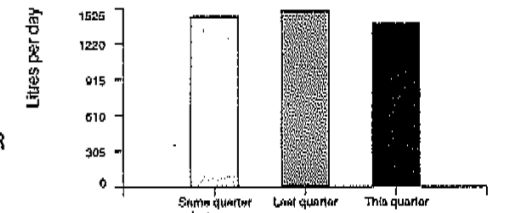
Amount Billed	\$810.35
Amount Paid	\$810.35CR

Your Current Account

Balance	\$0.00
Current Charges	\$833.07

Total Due \$833.07

If full payment is not received by the due date, a compounding interest of 11% per annum will accrue daily on any amount owing.



*ET F CHQ
18/2/19
\$ 833.07
Monday morning
7-8AM
21892826488*

Six sizzling summer water saving tips
Visit urbanutilities.com.au/summersavings for six ways to save water around your business.



Direct debit
To arrange automatic payment from your bank account, visit www.urbanutilities.com.au/directdebit



Telephone and internet banking - BPAY®
Contact your bank or financial institution to make this payment from your cheque, savings, credit card, debit or transaction account.
BPAY View® View and pay this bill using internet banking.
More info: www.bpay.com.au
* Registered to BPAY Pty Ltd ABN 69 079 137 618



Internet
Pay your account online using MasterCard or Visa credit card at www.urbanutilities.com.au/creditcard
Payment by credit card will incur a 0.51% surcharge. We accept Mastercard or Visa credit cards.

Payment options



By phone
Call 1300 123 141 to pay your account using your MasterCard or Visa card*.



Mail
Tear off this slip and return with your cheque payment to Queensland Urban Utilities PO Box 963, Parramatta, NSW 2124



In person
Pay in person at Australia Post with cash, cheque, money order, debit card or any branch of the Commonwealth Bank with cash or cheque.

Amount paid

Date paid

Receipt number

C0119

NATHAN MOORE

0413 879 428
nathan.moore@raywhite.com

JONATHON BURROWES

0421 383 668
jonathon.burrowes@raywhite.com

1/76 Old Cleveland Road, Capalaba QLD 4157

raywhitecommercialbayside.com

07 3245 7199

RAY WHITE COMMERCIAL BAYSIDE