

INFORMATION MEMORANDUM

FOR SALE

**UNITS 8, 1 PIRIE ST
FYSHWICK ACT**



FYSHWICK

**UNIT 8
1 PIRIE ST
FYSHWICK**

FYSHWICK IS A RETAIL AND LIGHT INDUSTRY SUBURB OF CANBERRA AND IS LOCATED EAST OF THE SOUTH CANBERRA DISTRICT.

THE CITY OF CANBERRA IS EXPANDING IN MANY DIRECTIONS WITH INCREASING ROADWORK NETWORKS BETWEEN THE SATELLITE TOWNS TO THE NORTH AND SOUTH.

THE EXPANSION OF THE CITY AND UPGRADES TO ROAD NETWORKS HAS POSITIONED FYSHWICK AS THE COMMERCIAL CENTRE OF CANBERRA. BEING EASILY ACCESSED FROM ALL DIRECTIONS HAS ENHANCED THE COMMERCIAL VIABILITY OF FYSHWICK.

FYSHWICK HAS MOVED ON FROM BEING CONSIDERED JUST AN INDUSTRIAL AREA. FYSHWICK BOASTS A DIVERSE INDUSTRY BASE INCLUDING LIGHT INDUSTRY, RETAIL, HOSPITALITY, OFFICES AND GOVERNMENT DEPARTMENTS

DESCRIPTION

UNIT 8 1 PIRIE ST FYSHWICK

OFFERED FOR SALE AS VACANT POSSESSION

UNIT 8

THE UNIT IS PART OF A 22 UNIT STRATA DEVELOPMENT IDENTIFIED AS UNITS PLAN 616 KNOWN AS CENTRE COURT. THE UNIT IS SITUATED ON THE GROUND FLOOR OF THE PROPERTY OPENING ONTO BARRIER ST AND IS CURRENTLY OCCUPIED BY UNEKE FURNITURE.

UNIT 8 HAS A TOTAL GFA OF 207 SQM AND COMPRISES OF 182 SQM NLA MULTI-USE SHOP-FRONT WITH AN ADDITIONAL 25 SQM NLA OF ALLOCATED PARKING TO THE REAR OF THE PROPERTY. THE PREMISES IS MADE UP OF OPEN PLAN RETAIL AREA OR OFFICE AREA. THE RETAIL AND OFFICE AREA HAS QUALITY FITOUT THAT INCLUDES CARPET, SUSPENDED CEILING AND DUCTED AIR CONDITIONING INCLUDING STAFF AMENITY.

CENTRE COURT

CENTRE COURT IS A STANDOUT PROPERTY STRATEGICALLY POSITIONED ON THE CORNER OF BARRIER ST AND PIRIE ST IN FYSHWICK. CONSTRUCTED IN 1990 CENTRE COURT CONSISTS OF 22 UNITS OVER 3 LEVELS WITH UNDER CROFT PARKING ALLOCATED TO MOST UNITS. CENTRE COURT HAS RECENTLY HAD A MINOR FACELIFT WHICH INCLUDED PAINTING OF THE FAÇADE.

VIEW



UNIT 8
1 PIRIE ST
FYSHWICK



VIEW

**UNIT 8
1 PIRIE ST
FYSHWICK**



EXECUTIVE SUMMARY

UNIT 8 1 PIRIE ST FYSHWICK

PROPERTY:

UNIT 8, 1 PIRIE ST FYSHWICK
BLOCK 12 SECTION 19 DIVISION FYSHWICK
UNITS 8 OF UNITS PLAN 616

SITE AREA:

207 SQM GFA

PARKING

2 SPACES ALLOCATED

DESCRIPTION:

BUILT IN 1990 THE UNIT IS PART OF A 22 UNIT STRATA DEVELOPMENT IDENTIFIED AS UNITS PLAN 616. THEY ARE OF BRICK CONSTRUCTION COMPRISING OF SHOW-ROOM/RETAIL SPACE, OFFICE SPACE, STORAGE AND HARDSTAND.

ZONING: IZ2 (INDUSTRIAL MIXED USE)

LEASE: VACANT POSSESSION

PURPOSE CLAUSE:

(A) TO USE THE PREMISES ONLY FOR ONE OR MORE OF THE FOLLOWING PURPOSES;

- i) AN INDUSTRY OR INDUSTRIES (OTHER THAN HAZARDOUS OR NOXIOUS INDUSTRY) OR FOR ANY PURPOSES ANCILLARY TO INDUSTRY;
- ii) SMALL SCALE SERVICE OFFICES WITH A COMBINED GROSS FLOOR AREA NOT EXCEEDING 500 SQM;
- iii) STORAGE, PROCESSING, PACKAGING OR WHOLESALE DISTRIBUTION OF GOODS;
- iv) HIRING OF GOODS;
- v) SHOWROOMS, AUCTION ROOMS, OR SECOND HAND SHOPS;
- vi) RETAIL SHOPS WITH A COMBINED GROSS FLOOR AREA NOT EXCEEDING 500SQM PROVIDED THAT ALWAYS NO MORE THAN 200SQM OF THE GROSS FLOOR AREA WILL BE USED FOR THE PURPOSE OF RETAILING FOOD;
- vii) PERSONAL SERVICE ESTABLISHMENTS

(B) THAT UNITS -

- i) 1-3 INCLUSIVE AND UNITS 5-12 INCLUSIVE SHALL BE USED FOR ANY ONE OR MORE OF THE PURPOSES INDICATED ABOVE AS ii), iv), v), vi), vii);
- ii) 4, 13, 14, & 15 SHALL BE USED FOR ANY ONE OR MORE OF THE PURPOSES INDICATED ABOVE AS i), ii), iii), vii);

**EXECUTIVE
SUMMARY**

**UNIT 8
1 PIRIE ST
FYSHWICK**

ESTIMATED GROSS INCOME

\$40,000.00 PA

	<i>2019/2020</i>
RATES	\$5,731.26
STRATA LEVIES	\$4,707.30
WATER & SEWERAGE	\$ 667.36
TOTAL	\$11,105.92

OUTGOINGS:

ESTIMATED NET INCOME

\$28,894.08

METHOD OF SALE:

PRIVATE TREATY

PRICE:

\$380,000 + GST (IF APPLICABLE).

STAMP DUTY:

NIL

STAMP DUTY EXEMPT FOR ACT COMMERCIAL PROPERTY SALES UNDER \$1.5MIL

SITE PLAN

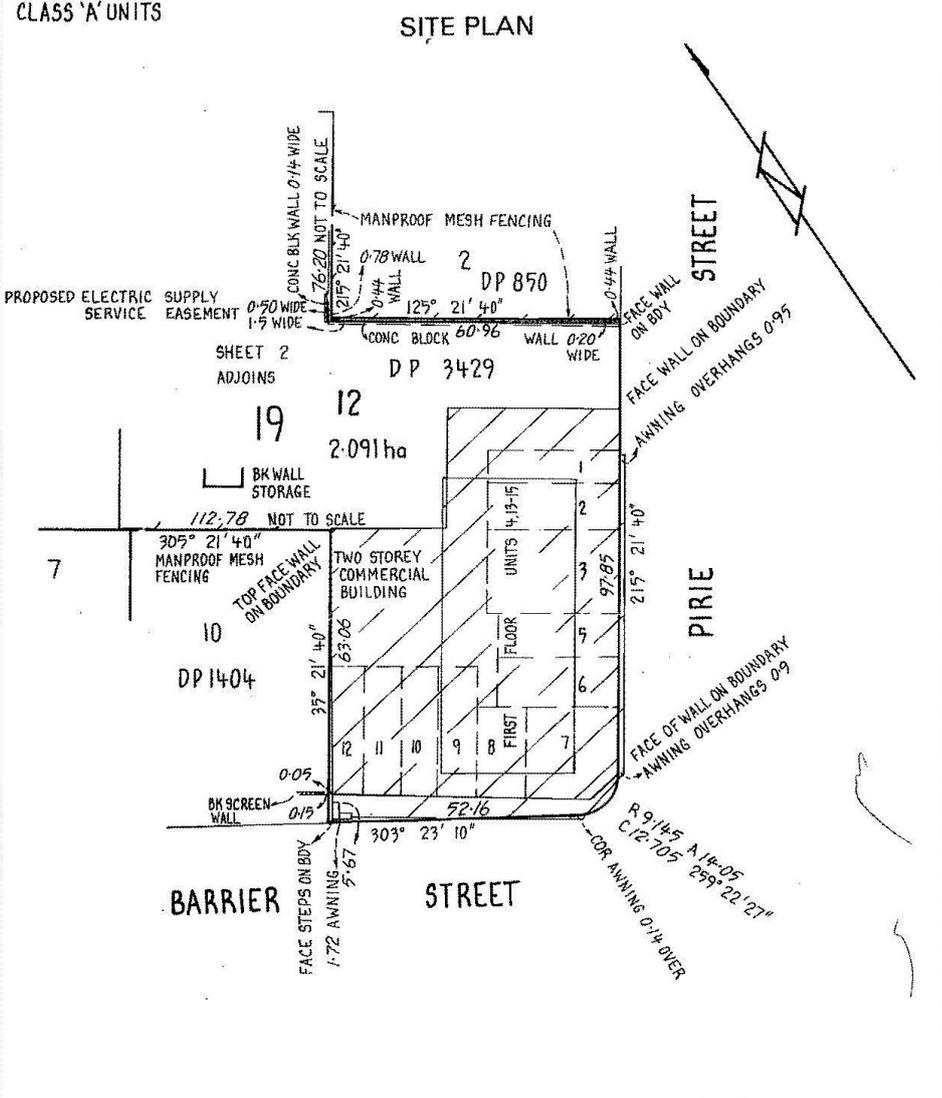
**UNIT 8
1 PIRIE ST
FYSHWICK**

FORM 1A: ACT Sheet No. 1 of 19 sheets
REAL PROPERTY (UNIT TITLES) ORDINANCE 1970

UNITS PLAN No. 616

BLOCK 12 SECTION 19 DIVISION OF FYSHWICK

CLASS 'A' UNITS SITE PLAN



MANPROOF MESH FENCING
0.78 WALL 2 DP 850
0.44 WALL
125° 21' 40"
CONC BLK WALL 0.14 WIDE
76.20 NOT TO SCALE
217° 21' 40"
PROPOSED ELECTRIC SUPPLY SERVICE EASEMENT 0.90 WIDE 1.7 WIDE
SHEET 2 ADJOINS DP 3429
CONC BLOCK 60.96 WALL 0.20 WIDE
FACE WALL ON BOUNDARY ON BOY
0.44 WALL
STREET
FACE WALL ON BOUNDARY AWNING OVERHANGS 0.95
215° 21' 40"
PIRIE STREET
FACE OF WALL ON BOUNDARY AWNING OVERHANGS 0.9
R 9.145 A 14.05 C 12.705 259° 22' 27"
COR AWNING 0.14 OVER
52.16
303° 23' 10"
FACE STEPS ON BOY 1.72 AWNING 9.67
0.19
BK SCREEN WALL 0.05
BARRIER STREET
112.78 NOT TO SCALE
305° 21' 40"
MANPROOF MESH FENCING
TOP FACE WALL ON BOUNDARY
TWO STOREY COMMERCIAL BUILDING
UNITS 1-12
FLOOR
FIRST
FLOOR
UNITS 4-15-15
2
3
5
6
7
8
9
10
11
12
BK WALL STORAGE
19 12
2.091 ha
DP 1404
7
10

SCALE 1:1000

(1) 0 10 20 30 40 50 METRES

Signed by PRIM NOMINEES PTY. LIMITED BY ITS ATTORNEY JOHN HENRY ALLEN CAMBRIDGE BRANCH HANOVER OF AGC (ADVANCED) LIMITED WHO DECLARES THAT HE HAS NO NOTICE OF REVOCATION OF POWER OF ATTORNEY REGISTERED NO. 61657 BY VIRTUE OF WHICH HE SO SIGNS:

John Henry Allen
PRIM NOMINEES PTY. LTD.
Applicant

Registered Surveyor
Registered Surveyor

Peter Hunt
PETER HUNT
Delegate of the Chief Minister

SITE PLAN

UNIT 8

**UNIT 8
1 PIRIE ST
FYSHWICK**

FORM 3: Sheet No. 6 of 19 sheets

REAL PROPERTY (UNIT TITLES) ORDINANCE 1970

UNITS PLAN No. 616

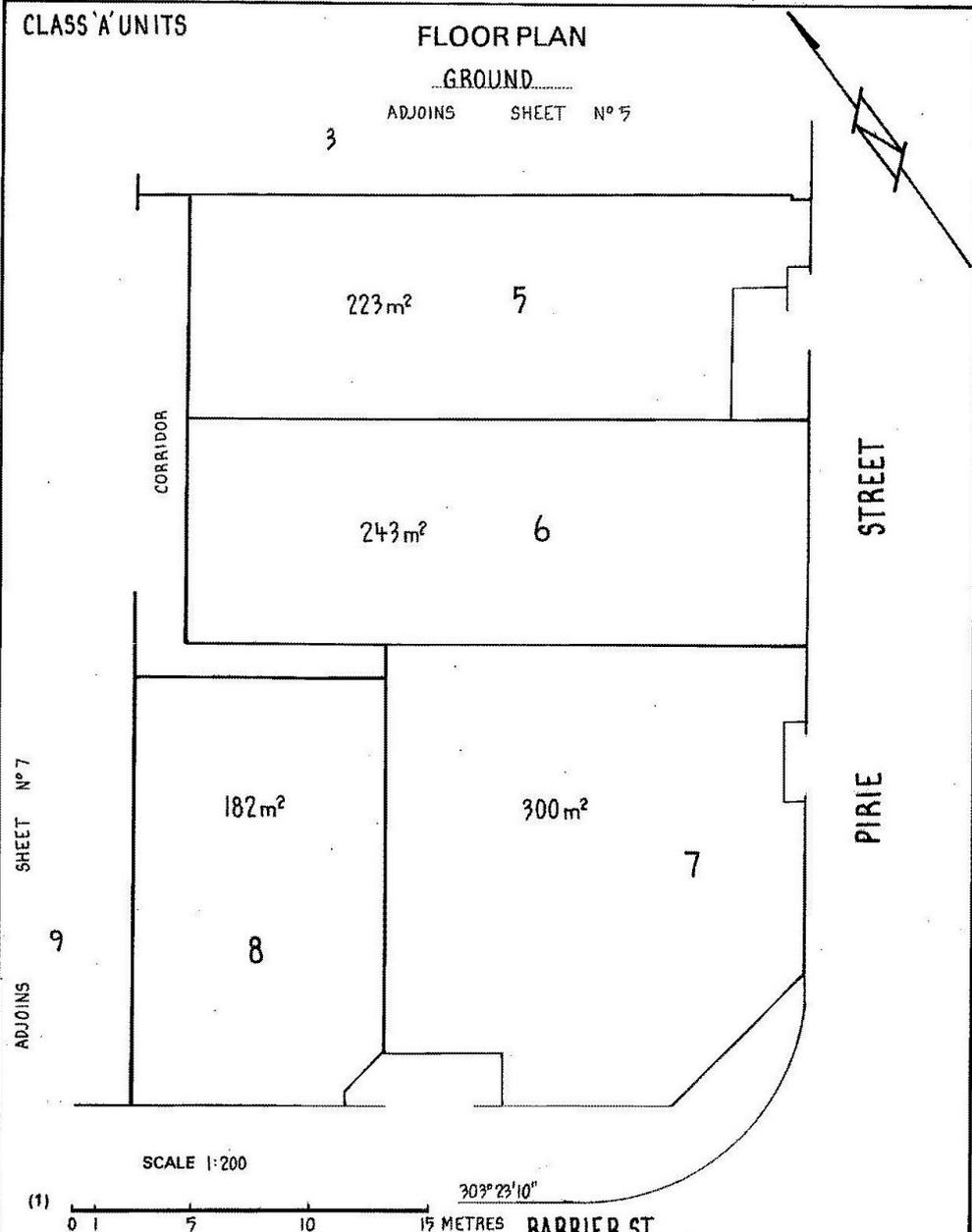
BLOCK 12 SECTION 19 DIVISION OF FYSHWICK

CLASS 'A' UNITS FLOOR PLAN

GROUND

ADJOINS SHEET No 5

3



223m² 5

243m² 6

182m² 8

300m² 7

CORRIDOR

PIRIE STREET

BARRIER ST

SCALE 1:200

(1) 0 5 10 15 METRES 303° 23' 10"

<p><i>John Henry Allen</i></p> <p>PRIM NOMINEES PTY LTD By ITS ATTORNEY JOHN HENRY ALLEN Applicant</p>	<p><i>Peter Hunt</i></p> <p>Delegate of the Chief Minister</p>
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SITE PLAN
CARPARK 1

UNIT 8
1 PIRIE ST
FYSHWICK

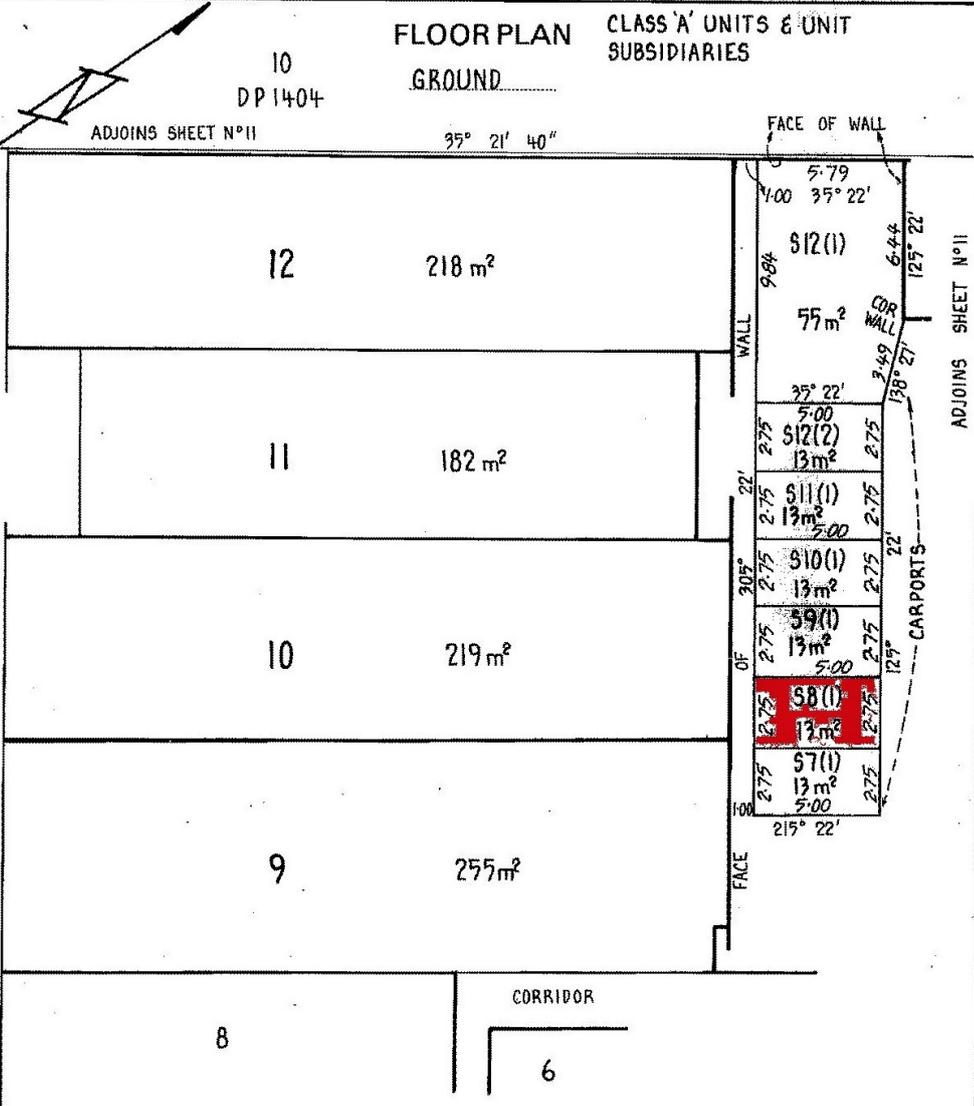
FORM 3: Sheet No. 7 of 19 sheets
REAL PROPERTY (UNIT TITLES) ACT ORDINANCE 1970

UNITS PLAN No. 616

BLOCK 12 SECTION 19 DIVISION OF FYSHWICK

FLOOR PLAN CLASS 'A' UNITS & UNIT SUBSIDIARIES
GROUND

10 DP 1404
ADJOINS SHEET N°11 95° 21' 40"



FACE OF WALL
5.79
4.00 35° 22'
9.84
512(1)
75 m²
35° 22'
5.00
512(2)
13 m²
2.75
11(1)
13 m²
2.75
5.00
305°
510(1)
13 m²
2.75
59(1)
13 m²
5.00
2.75
58(1)
13 m²
2.75
57(1)
13 m²
5.00
2.75
215° 22'

ADJOINS SHEET N°11
COR WALL
6.44
129° 22'
3.49
138° 27'

CARPARKS

ADJOINS SHEET N°11

FACE OF WALL
CORRIDOR
6

ADJOINS SHEET N°6

SCALE 1:200

(1) 0 1 5 10 15 METRES

Allen
PRIM. NOMINEES PTY. LTD. BY ITS ATTORNEY
Applicant
JOHN HENRY ALLEN

Stuart Collins
STUART COLLINS
Delegate of the Chief Minister

Peter Hunt
PETER HUNT

SITE PLAN
CARPARK 2

UNIT 8
1 PIRIE ST
FYSHWICK

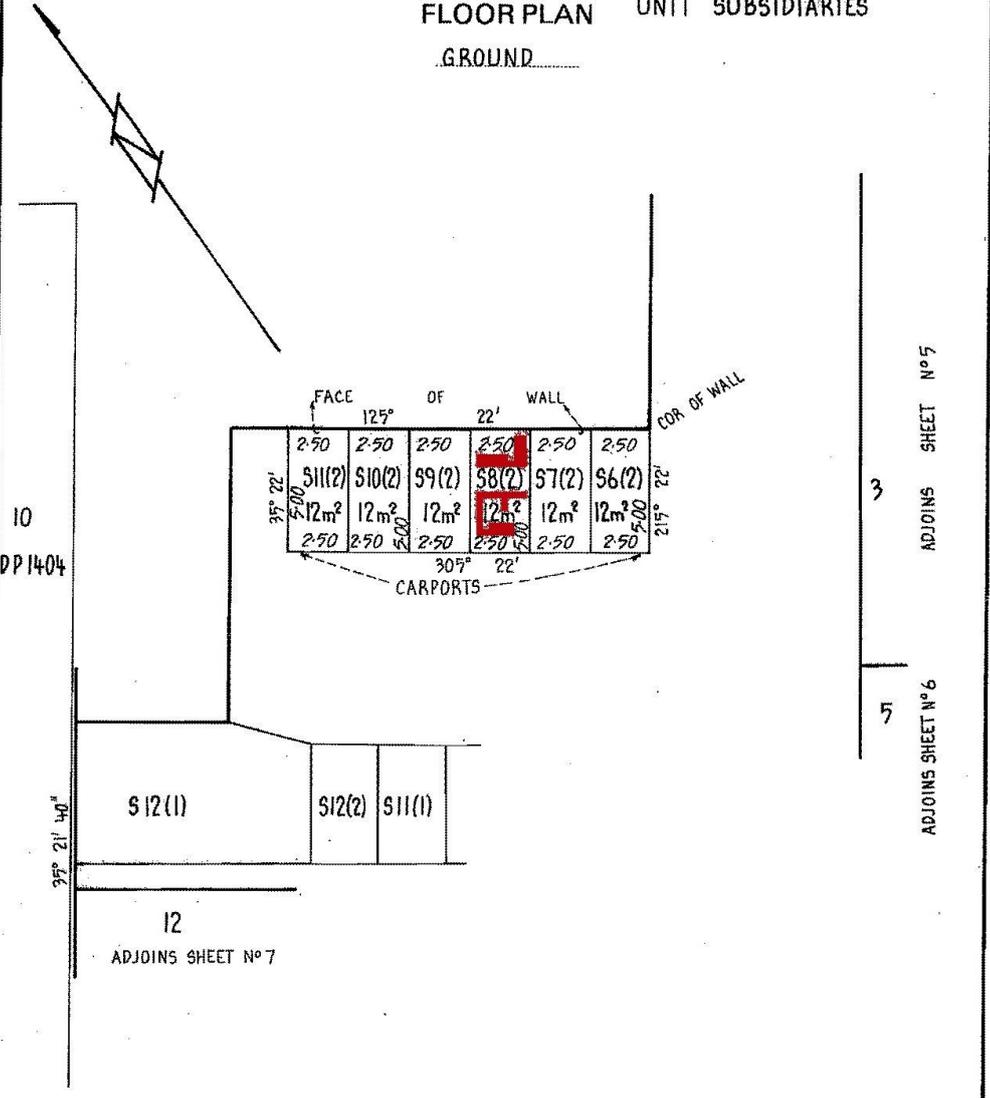
FORM 3: Sheet No. 11 of 14 sheets

REAL PROPERTY (UNIT TITLES) ORDINANCE 1970

UNITS PLAN No. 616

BLOCK 12 SECTION 19 DIVISION OF FYSHWICK

FLOOR PLAN UNIT SUBSIDIARIES
GROUND



10
DP1404

35° 22' 22"

FACE OF WALL 125° 22'

2.50	2.50	2.50	2.50	2.50	2.50
S11(2)	S10(2)	S9(2)	S8(2)	S7(2)	S6(2)
12m ²					
2.50	2.50	2.50	2.50	2.50	2.50

305° 22' CARPORTS

22' COR. OF WALL

35° 21' 40"

S12(1) S12(2) S11(1)

12
ADJOINS SHEET N° 7

3
ADJOINS SHEET N° 5

5
ADJOINS SHEET N° 6

SCALE 1:200

(1) 0 1 5 10 15

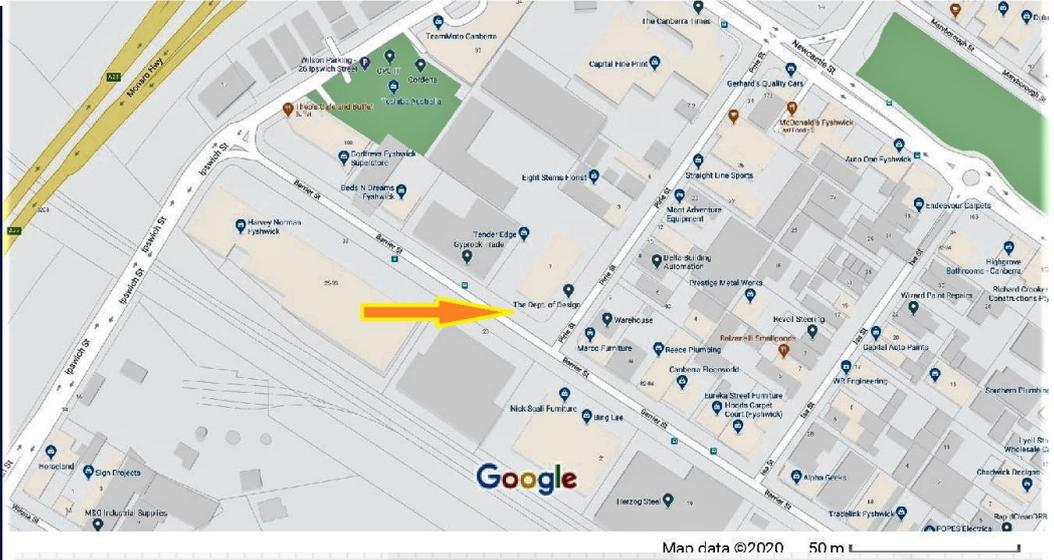
John Henry Allen

PRIM. NOMINEES PTY LTD. BY I.B. ATTORNEY
Applicant
JOHN HENRY ALLEN

Peter Hunt

Delegate of the Chief Minister

MAP



**UNIT 8
1 PIRIE ST
FYSHWICK**



CONTACT

**UNIT 8
1 PIRIE ST
FYSHWICK**



FOR ALL SALES ENQUIRIES PLEASE CALL THE SELLING AGENT. DETAILS BELOW:

SELLING AGENCY: ALPHA COMMERCIAL PROPERTY
LICENCE No: 1840 1844

SELLING AGENT: CHRIS DRAKAKIS
LICENCE No: 1840 1445



PHONE: 0417 438 931

EMAIL: CHRIS@ALPHACP.COM.AU

DISCL AIMER

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