



15 Frederick Street OATLEY

Information Memorandum | For Sale



Sydney CBD

Sydney Ai

Hurstville CBD

15 Frederick Street
Oatley

IGA Oatley

Letitia S

Frederick St

Oatley Ave





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Executive Summary

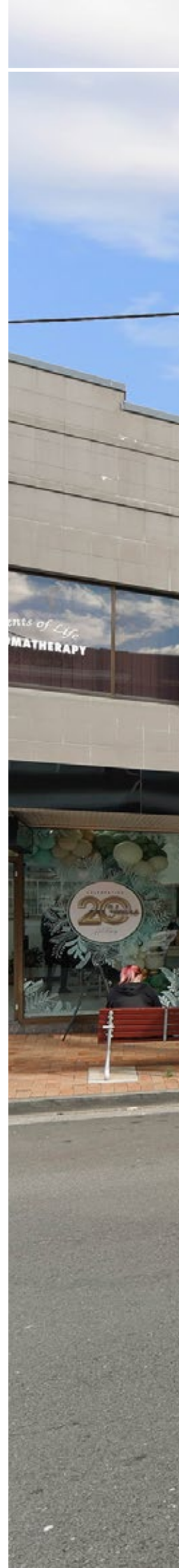
Address	15 Frederick Street, Oatley NSW 2223
Legal Description	Lot A/DP17093
Property Type	Retail shop top
Building Area*	Ground Floor - 89m ² First Floor - 80m ² Total - 169m²
Land Area*	145m ²
Parking*	Street Parking
LGA	Georges River Council
Zoning	E1: Local Centre under Georges River Local Environmental Plan 2021
Floor to Space Ratio	2.5:1
Height of Building	12m
Occupancy	Tenanted Investment
Outgoings*	\$13,925.76 pa
Inspections	By Private Appointment
Auction	Tuesday 19th September 2023 commencing at 6:00pm Cronulla RSL 38R Gerrale Street, Cronulla

Selling Agents

Greg Carr
Sales & Leasing Consultant
M: 0477 880 576
T: 9546 3555
E: gregc@commercial.net.au

Jackson Chambers
Sales & Leasing Consultant
M: 0476 001 048
T: 9546 3555
E: jacksonc@commercial.net.au

*Approximate





PH: 9580 1825

The Pudding Cafe

9580 1845

OATLEY COTTAGE

9580 8781

OATLEY COTTAGE



The Asset



Description

Commercial Property Group are pleased to present to the market via public auction this immaculately presented freehold mixed use property containing the well-known Povel Deli Cafe on the ground floor and renovated two bedroom unit above. Positioned in the main street of Oatley these rarely come available to the market in this tightly held popular retail strip surrounded by Oatley Hotel, IGA, Oatley RSL and more 15 Frederick Street offers an ideal opportunity to secure a strong investment. All within a short stroll of Oatley train station. Arguably one of the best presented properties in the area.

Property Highlights

- Combined building area of 169m²* (Cafe 89m²*, First floor 80m²*)
- Commercial income of \$75,000.00 per annum + GST
- Residential income \$24,960.00 pa
- Ground floor well-known local Deli Café
- First floor 2 bedroom renovated unit
- Kw Solar system
- Premium high street location
- 150m to Oatley train station

Outgoings

Council Rates*	\$6,152.00 pa
Water Rates*	\$457.76 pa
Land Tax (Based on UCV of \$1,420,000.00)*	\$7,316.00 pa
TOTAL*	\$13,925.76 pa

Tenancy Schedule

Tenant	Proveli Deli Café
Annual Rental	\$75,000.00 pa + GST
Term	One (1) Year
Expiry	31st July 2024
Option	Two (2) Years
Increases	Market review upon exercise of option
Bond	\$13,750.00 (2 Months)

*Approximate

Old Como Bridge

15 Frederick Street
Oatley

Letitia St

Frederick St



Georges River

Coles Oatley West

Oatley Station

IGA Oatley

Oatley Parade

Oatley Ave

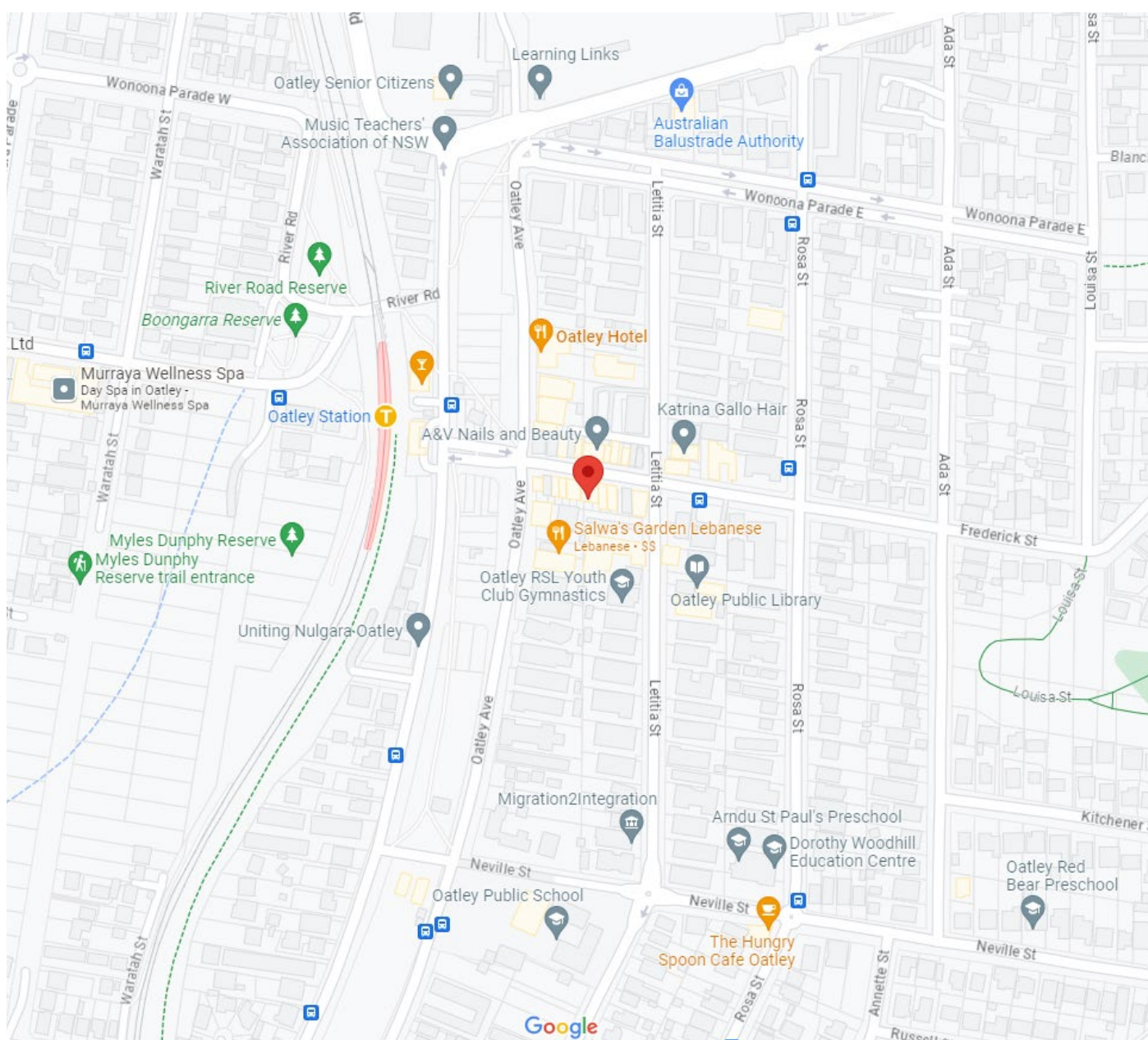


Location

Oatley is a suburb in Southern Sydney in the state of New South Wales, Australia. It is located 18 kilometres south of the Sydney central business district and is part of the St George area. Oatley lies in the local government area of Georges River Council. It lies on the northern side of the tidal estuary of the Georges River and its foreshore includes part of Oatley Bay and Lime Kiln Bay, and all of Neverfail Bay, Gungah Bay and Jewfish Bay.

The main shopping centre is located on Oatley Avenue and Frederick Street, near the railway station. A group of shops and a Coles Supermarket are located along the southern side of Mulga Road, between Waratah and Myall Streets, which are referred to as the Oatley West shops. A third group of shops at the intersection of Baker Street and Lansdowne Parade - in the locality of Jewfish Point - is now mainly converted to non-retail businesses.

Source: Wikipedia and Google Maps



Oatley Station

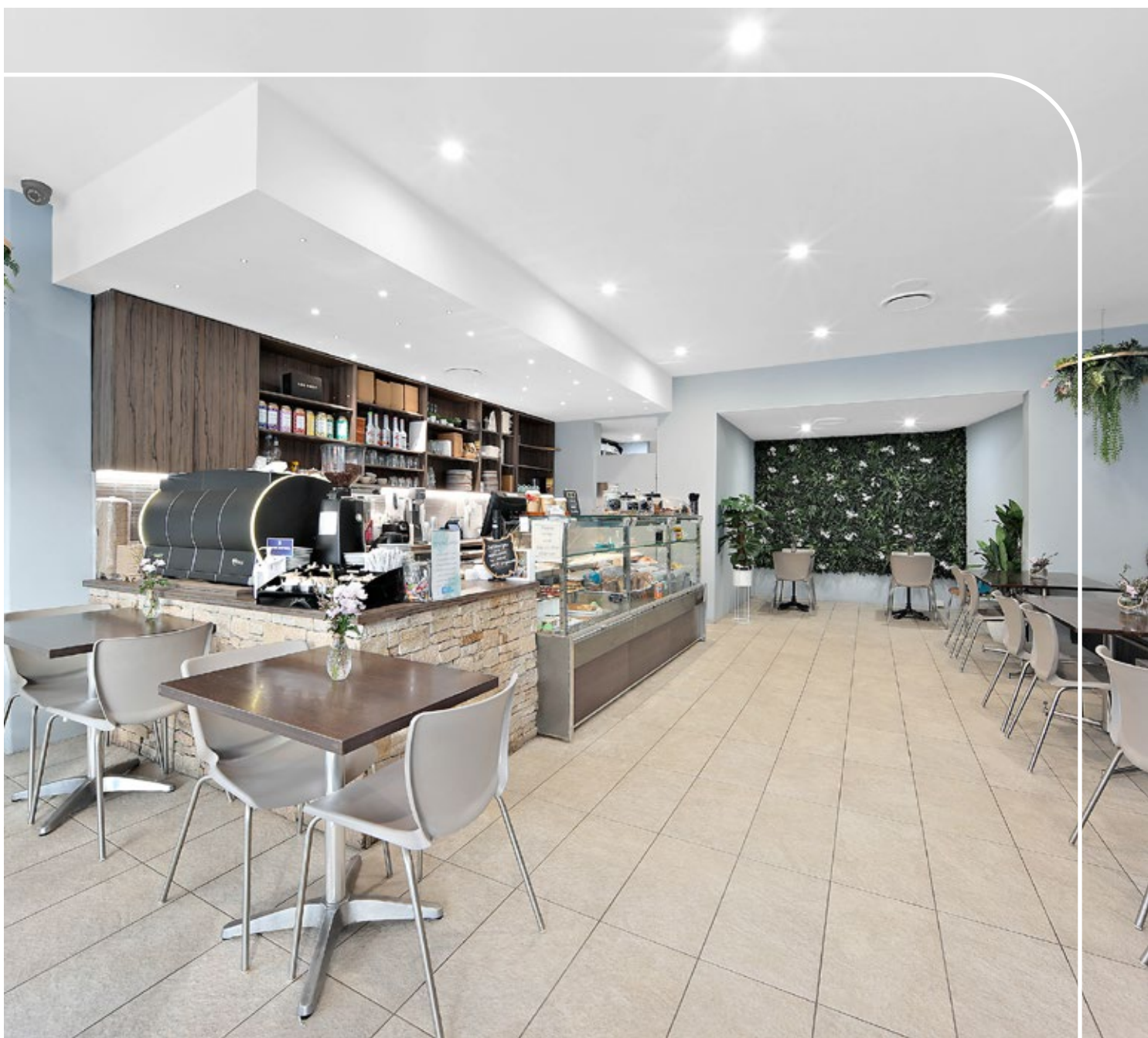
Oatley Parade

15 Frederick Street
Oatley

Oatley Ave

Frederick St







Planning Details

E1: Local Centre under Georges River Local Environmental Plan 2021

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage development that is compatible with the centre's position on the centres hierarchy.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology industries; Highway service centres; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Pond-based aquaculture; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Key Planning Contacts

COUNCIL: Georges River Council

TELEPHONE: 02 9330 6400

EMAIL: mail@georgesriver.nsw.gov.au

WEBSITE: www.sutherlandshire.nsw.gov.au

POSTAL ADDRESS:

PO Box 205, Hurstville BC NSW 1481 Australia

STREET ADDRESS:

Corner MacMahon and Dora Streets, Hurstville NSW
2220 Australia

Planning Controls



Zoning

E1: Local Centre



Height of Building

12m



Floor Space Ratio

2.5:1





Comparable Sales

21b Frederick Street, Oatley

SALE PRICE: \$2,451,000.00

SALE DATE: June 2021

LAND AREA: 193m²

RATE ON LAND: \$12,700.00/m²

ZONING: E1: Local Centre **FSR:** 2.5:1 **HOB:** 12m



11 Frederick Street, Oatley

SALE PRICE: \$1,515,000.00

SALE DATE: May 2021

LAND AREA: 123m²

RATE ON LAND: \$12,317.00/m²

ZONING: E1: Local Centre **FSR:** 2.5:1 **HOB:** 12m



19 Frederick Street, Oatley

SALE PRICE: \$1,900,000.00

SALE DATE: August 2019

LAND AREA: 158m²

RATE ON LAND: \$12,025.00/m²

ZONING: E1: Local Centre **FSR:** 2.5:1 **HOB:** 12m



18a Letitia Street, Oatley

SALE PRICE: \$1,225,000.00

SALE DATE: September 2020

LAND AREA: 165m²

RATE ON LAND: \$7,424.00/m²

ZONING: E1: Local Centre **FSR:** 2.5:1 **HOB:** 12m



42 Penshurst Street, Penshurst

SALE PRICE: \$1,700,000.00

SALE DATE: October 2021

LAND AREA: 221m²

RATE ON LAND: \$7,692.00/m²

ZONING: E1: Local Centre **FSR:** 2.1:1 **HOB:** 15m



Sales Information

Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

By Private Appointment

Auction

Tuesday 19th September 2023 commencing at 6:00pm. Cronulla RSL | 38R Gerrale Street, Cronulla

Contact

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15 Frederick Street
Oatley

Frederick St



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