

INFORMATION MEMORANDUM

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# FOR SALE

UNITS 1 & 2, 59 TENNANT ST  
FYSHWICK ACT



## **FYSHWICK**

**UNITS 1 & 2  
59 TENNANT 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

### UNITS 1 & 2 59 TENNANT ST FYSHWICK

OFFERED FOR SALE IN ONE LINE ARE UNITS 1 & 2 OF 59 TENNANT ST FYSHWICK.

THE UNITS ARE PART OF A 6 UNIT STRATA DEVELOPMENT IDENTIFIED AS UNITS PLAN 1776. THE UNITS ARE SITUATED ON THE GROUND FLOOR OF THE PROPERTY AND ARE CURRENTLY LEASED TO WATERLAND TO SEPTEMBER 2021 WITH OPTIONS.

#### UNIT 1

UNIT 1 HAS A TOTAL GFA OF 642SQM AND COMPRISES OF 292SQM NLA UNDER ROOF WITH AN ADDITIONAL 309SQM NLA OF HARDSTAND YARD SPACE AT THE REAR OF THE PROPERTY WITH ALLOCATED PARKING TO FRONT OF 41SQM. THE PREMISES IS MADE UP OF RETAIL AREA, OFFICES AND STORAGE AREA. THE RETAIL AND OFFICE AREA HAS QUALITY FITOUT THAT INCLUDES CARPET, TILES, SUSPENDED CEILING AND DUCTED AIR CONDITIONING INCLUDING STAFF AMENITY. THE HARDSTAND YARD SPACE HAS BEEN SECURED BY FENCING AND IS COVERED FROM THE ELEMENTS.

#### UNIT 2

UNIT 2 HAS A TOTAL GFA OF 330SQM AND COMPRISES OF 289SQM NLA UNDER ROOF WITH AN ADDITIONAL 14SQM NLA OF HARDSTAND YARD SPACE AT THE REAR OF THE PROPERTY FOR VEHICLE PARKING WITH ALLOCATED PARKING TO FRONT OF 27SQM. THE PREMISES IS MADE UP OF RETAIL AREA, OFFICES AND STORAGE AREA. THE RETAIL AND OFFICE AREA HAS QUALITY FITOUT THAT INCLUDES CARPET, TILES, SUSPENDED CEILING AND DUCTED AIR CONDITIONING INCLUDING STAFF AMENITY.

**VIEW**

**UNITS 1 & 2  
59 TENNANT ST  
FYSHWICK**



**VIEW**

**UNITS 1 & 2  
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FYSHWICK**



## **WATERLAND**

**UNITS 1 & 2  
59 TENNANT ST  
FYSHWICK**

WATERLAND IS THE LARGEST AND THE LONGEST ESTABLISHED IRRIGATION BUSINESS IN CANBERRA. ESTABLISHED IN 1978, WATERLAND HAS BEEN IN IT'S CURRENT LOCATION SINCE CONSTRUCTION CIRCA 1999.

WATERLAND HAS BEEN INVOLVED IN MANY IRRIGATION PROJECTS THROUGHOUT THE CAPITAL.

WATERLAND HAS ALSO PROVIDED QUALITY IRRIGATION SYSTEMS AT SOME OF THE MOST PRESTIGIOUS SITES IN AUSTRALIA

## EXECUTIVE SUMMARY

**UNITS 1 & 2  
59 TENNANT ST  
FYSHWICK**

### PROPERTY:

UNITS 1 & 2, 59 TENNANT ST FYSHWICK  
BLOCK 58 SECTION 34 DIVISION FYSHWICK  
UNITS 1 & 2 OF UNITS PLAN 1776

### SITE AREA:

UNIT 1 – 642SQM  
UNIT 2 – 330SQM

### PARKING

UNIT 1 – 3 SPACES ALLOCATED  
UNIT 2 – 2 SPACES ALLOCATED

### DESCRIPTION:

BUILT IN 1999 THE UNITS ARE PART OF A 6 UNIT STRATA DEVELOPMENT IDENTIFIED AS UNITS PLAN 1776. THEY ARE OF BRICK CONSTRUCTION COMPRISING OF SHOWROOM/RETAIL SPACE, OFFICE SPACE, STORAGE AND HARDSTAND.

**ZONING:** IZ2 (INDUSTRIAL MIXED USE)

**LEASE:** UNIT 1 – LEASE TO 30 SEPTEMBER 2021  
OPTIONS: 2 X 1 YEAR  
UNIT 2 – LEASE TO 30 SEPTEMBER 2021  
OPTIONS: 2 X 1 YEAR

### PURPOSE CLAUSE:

UNITS 1 TO 6 SHALL BE USED FOR ONE OR MORE OF THE FOLLOWING

- i) ANY MANUFACTURING PROCESS;
- ii) THE STORAGE PROCESSING PACKAGING AND WHOLESALE DISTRIBUTION OF GOODS;
- iii) REPAIR AND SERVICING OF EQUIPMENT MACHINERY APPLIANCES AND OTHER GOODS;
- iv) STORAGE WHOLESALE DISTRIBUTION AND HIRE OF BUILDING MATERIALS EQUIPMENT HARDWARE AND JOINERY;
- v) HIRING OR INSTALLATION OF MACHINERY MECHANICAL EQUIPMENT AND APPLIANCES;
- vi) RETAIL OFFICES PERSONAL SERVICES EATING AND DRINKING ESTABLISHMENTS.

PROVIDED ALWAYS THAT THE MAXIMUM GROSS FLOOR AREA FOR OFFICES SHALL NOT EXCEED 1,408.7 SQUARE METRES

AND IN ADDITION UNIT 2 MAY ALSO BE USED FOR THE PURPOSES OF THE RETAILING OF FOOD AND/OR EATING AND DRINKING ESTABLISHMENTS TO A MAXIMUM GROSS FLOOR AREA OF 200 SQUARE METRES

BUT EXCLUDING ANY USE OF THE PREMISES WHICH CAUSED INJURY TO OR PREJUDICIALLY AFFECTS THE AMENITY OF THE AREA BY THE EMISSION OF NOISE VIBRATION SMELL FUMES ASH SMOKE WASTE WATER OR WASTE PRODUCTS GRIT OIL OR OTHERWISE

## EXECUTIVE SUMMARY

**UNITS 1 & 2  
59 TENNANT ST  
FYSHWICK**

### GROSS INCOME

UNIT 1– \$62,730.00 PA

UNIT 2– \$61,200.00 PA

### OUTGOINGS:

	<i>UNIT 1</i>	<i>UNIT 2</i>
RATES	\$10,836.00	\$9,100.00
STRATA LEVIES	\$ 3,120.00	\$2,520.00
WATER & SEWERAGE	\$ 667.36	\$ 667.36
TOTAL	\$14,052.93	\$12,287.75

### NET INCOME

UNIT 1– \$48,677.07 PA

UNIT 2– \$48,912.25 PA

### COMBINED NET INCOME

**\$97,589.32**

### METHOD OF SALE:

PRIVATE TREATY

### PRICE:

**\$1,350,000.**

### STAMP DUTY:

NIL

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

## SITE PLAN

**UNITS 1 & 2**  
**59 TENNANT ST**  
**FYSHWICK**

REAL PROPERTY (UNIT TITLES) ACT 1970

SHEET No. 4 of 6 SHEETS

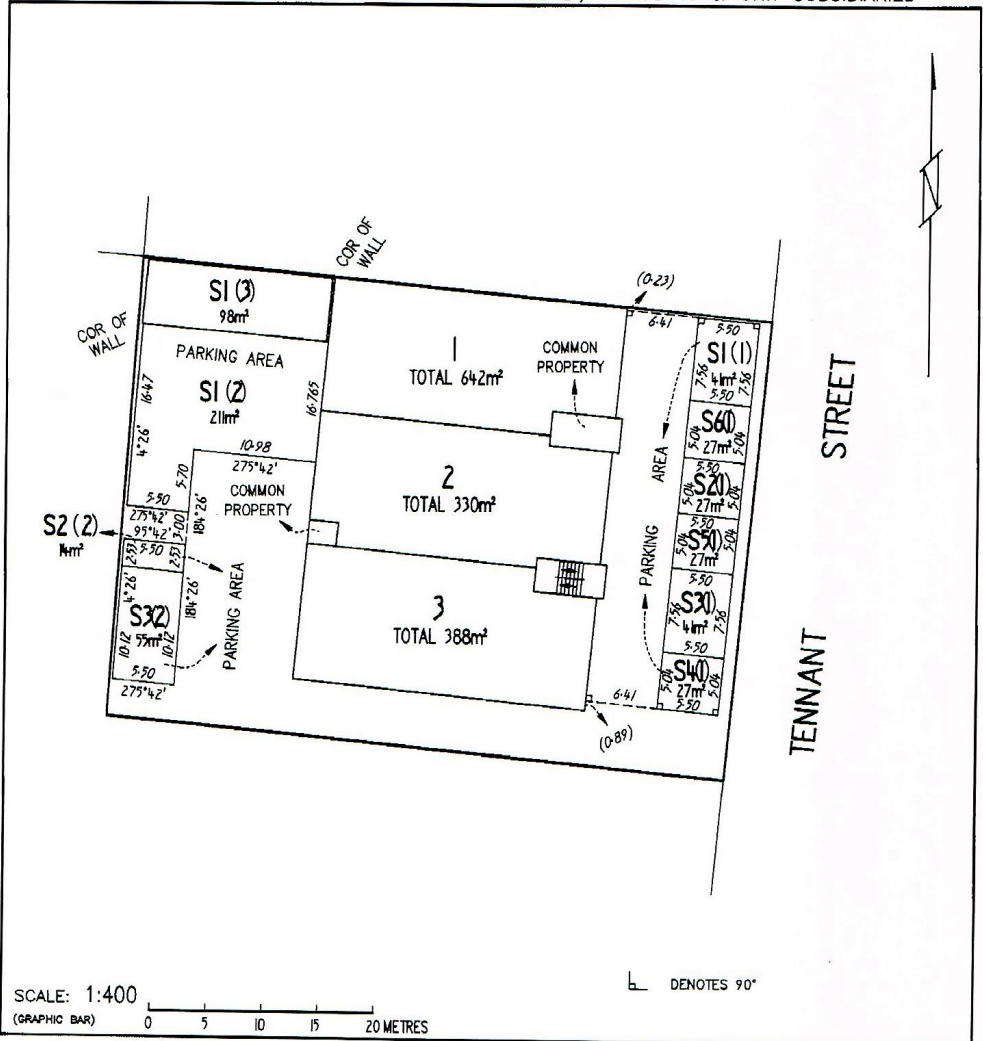
### UNITS PLAN No. 1776

1. LAND

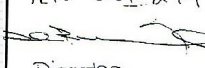
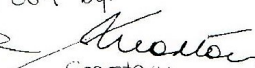
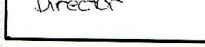
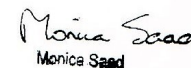
DISTRICT/DIVISION	SECTION	BLOCK
CANBERRA CENTRAL/FYSHWICK	34	58

2. FLOOR NUMBER — GROUND

3. FLOOR PLAN (Please indicate class of Units ie. Class "A" or Class "B") CLASS 'A' & UNIT SUBSIDIARIES



3. EXECUTION

Executed by DALRONE PTY LIMITED ACN 084 279 069 by:	
 Director	 Secretary
 Applicant	 Monica Sead Delegate of the Minister

## SITE PLAN

**UNITS 1 & 2  
59 TENNANT ST  
FYSHWICK**

FORM 1A:

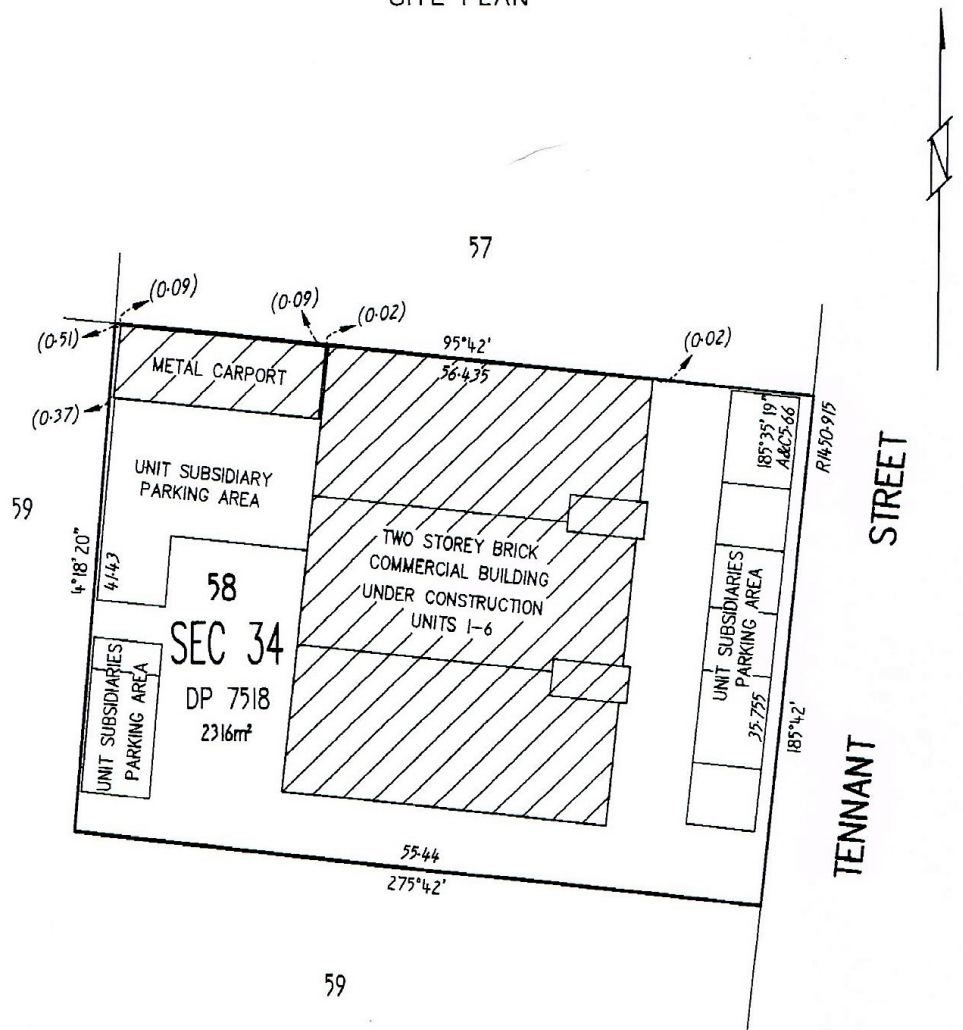
Sheet No. 1 of 16 sheets

REAL PROPERTY (UNIT TITLES) ACT 1970

**UNITS PLAN No. 1776**

BLOCK 58 SECTION 34 DIVISION OF FYSHWICK

### SITE PLAN



SCALE: 1:400

0 5 10 15 20 METRES

Registered Surveyor

Executed by DALRONE PTY LIMITED

ACN 084 209 069 by:

*[Signature]* Director *[Signature]* Secretary

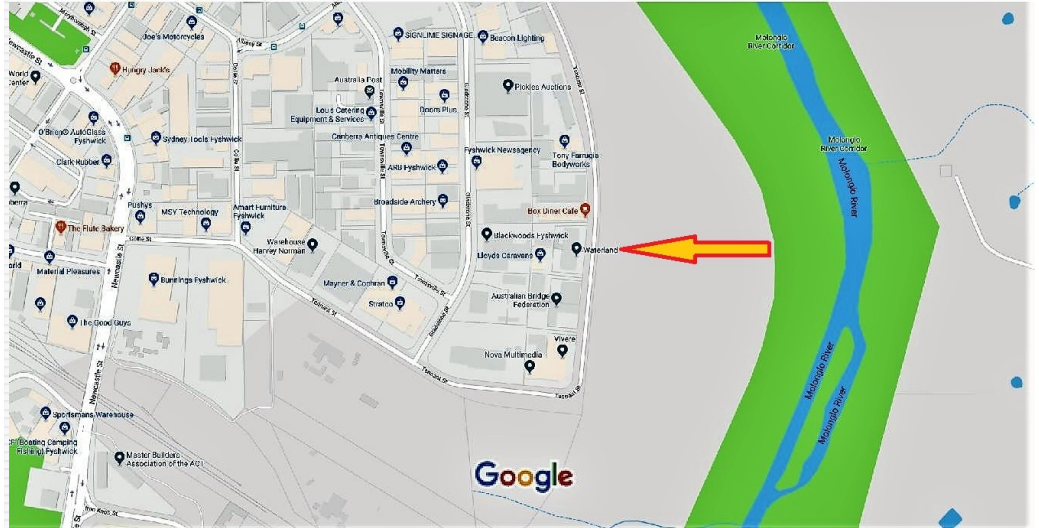
Applicant

*[Signature]*

Monica Saad

Delegate of the Minister

## MAP



**UNITS 1 & 2**  
**59 TENNANT ST**  
**FYSHWICK**



## CONTACT



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](mailto:CHRIS@ALPHACP.COM.AU)**

**UNITS 1 & 2  
59 TENNANT ST  
FYSHWICK**

**DISCL AIMER**

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