



Shop 4
26 Belgrave Street
KOGARAH
Information Memorandum | For Sale





26 BELGRAVE ST

PULSE

Belgrave St

40 AREA



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Executive Summary

Address	Shop 4/26 Belgrave Street, Kogarah NSW 2217
Legal Description	Lot 47 SP85102
Property Type	Strata retail premises
Building Area*	74m ²
Parking*	2 car spaces (30m ² on title)
LGA	Georges River Council
Zoning	MU1 – Mixed Use under Georges River Local Environmental Plan 2021
Outgoings*	\$7,458.25 pa
Open for Inspection	Private Appointment
Selling Agents	<p>Damen Astey Sales & Leasing Director M: 0431 817 616 T: 9546 3555 E: damena@commercial.net.au</p> <p>Jason Cursley Sales & Leasing Consultant M: 0409 771 410 T: 9546 3555 E: jasonc@commercial.net.au</p>

*Approximate





The Asset

Description

Commercial Property Group is excited to present to the market for sale Shop 4/26 Belgrave Street, Kogarah. This 74m²* ground floor shop is situated on the corner of the Belgrave and Kensington intersection in the heart of Kogarah CBD and is perfectly “sandwiched” in the middle of Kogarah private and public hospitals.

A completely fitted out Café with a long 14 year history and track record serving the locals their favourite coffee! An ideal opportunity for the astute foodie looking to set themselves up without the headache of DA and construction of a commercial fitout or the astute investor looking to secure a landmark location.

Property Highlights

- 74m²* cafe
- 30m²* high clearance storage unit (suitable to install a mezzanine)
- Two (2) allocated car spaces plus neighbouring public car park
- One of the most well known intersections in Kogarah
- Directly opposite St George Hospital Main Entrance

Outgoings

Council Rates*	\$2,866.00 pa
Water Rates*	\$1,167.85 pa
Strata Levies*	\$3,424.40 pa
Land Tax (Based on UCV of \$120,376.00)	Nil
TOTAL*	\$7,458.25 pa

*Approximate

Added Value | St George Hospital Redevelopment

In early 2021, planning commenced on a new Ambulatory Care Precinct at St George Hospital to meet the growing needs of the St George and Sutherland community to 2032. The Precinct will bring together a range of ambulatory and outpatient services that are currently delivered from various locations on the St George Hospital campus.

The new building, which will be located on Kensington Street, will also provide a number of support services for patients attending the hospital on an outpatient basis, including medical imaging and pathology collection.

The upper levels of the building will also provide additional aged care and rehabilitation inpatient beds, incorporating two new specialty units: an Acute Acquired Brain Injury Unit to meet the specific care and rehabilitation needs of patients with a mild to moderate brain injury, and an Aged Care Behavioural Management Unit for older patients with long term or complex conditions associated with ageing, and cognitive issues such as dementia and delirium.

This project is due for completion in 2025: [Click here for further viewing](#)

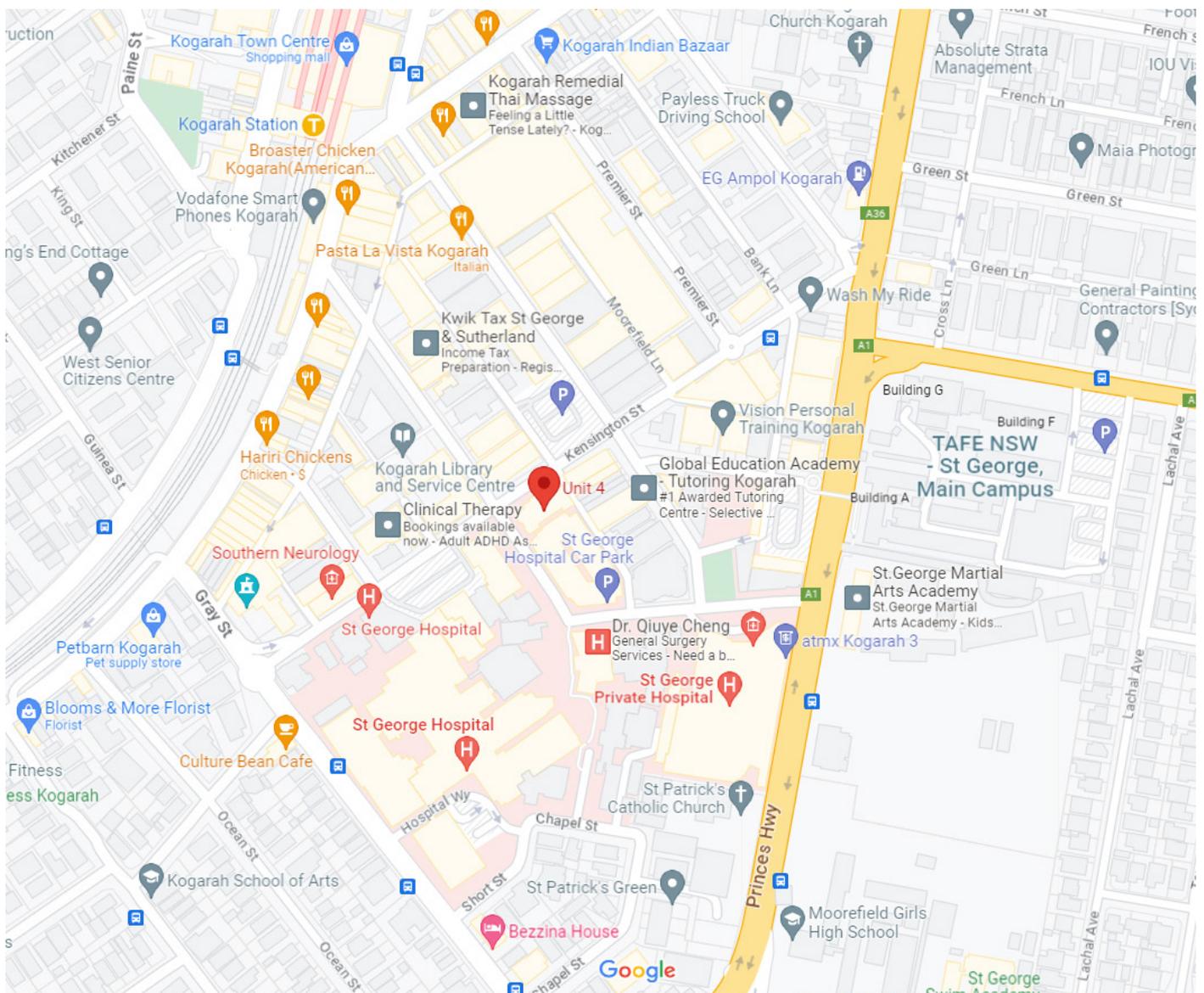


Location

Kogarah is a suburb of Southern Sydney, located 14 kilometres south-west of the Sydney central business district and is considered to be the centre of the St George area. Kogarah took its name from Kogarah Bay, a small bay on the northern shore of the Georges River. The suburb originally stretched to the bay but has since been divided up to form the separate suburbs of Kogarah Bay and Beverley Park.

Kogarah has a mixture of residential, commercial and light industrial areas. It is also known for its large number of schools (including primary school, high school and tertiary education) and health care services (including two hospitals and many medical centers). The NRL side, St George Illawarra Dragons have their Sydney office based at nearby Jubilee Oval, often referred to as Kogarah Oval. Kogarah features all types of residential developments from low density detached houses, to medium density flats and high density high-rise apartments.

Source: Wikipedia and Google Maps









Planning Details

MU1 – Mixed Use under Georges River Local Environmental Plan 2021

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling.
- To allow residential development that contributes to the vitality of the centre and provides housing that meets the needs of the community.
- To encourage the provision of community facilities and public infrastructure so that all residents have reasonable access to a range of facilities and services.

2 Permitted without consent

Home occupations.

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy 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; 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; Transport depots; Truck depots; Vehicle body repair workshops; 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: 9330 6400

EMAIL: mail@georgesriver.nsw.gov.au

WEBSITE: www.georgesriver.nsw.gov.au

POSTAL ADDRESS:

PO Box 205
Hurstville BC NSW 148

STREET ADDRESS:

Georges River Civic Centre

Planning Controls



Zoning

Zone MU1 – Mixed Use



Height of Building

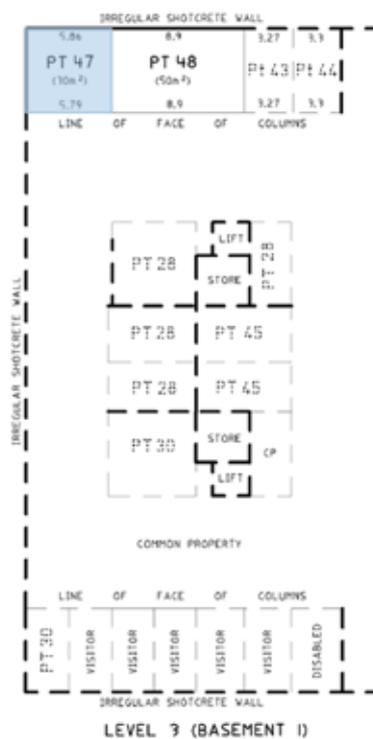
39m



Floor Space Ratio

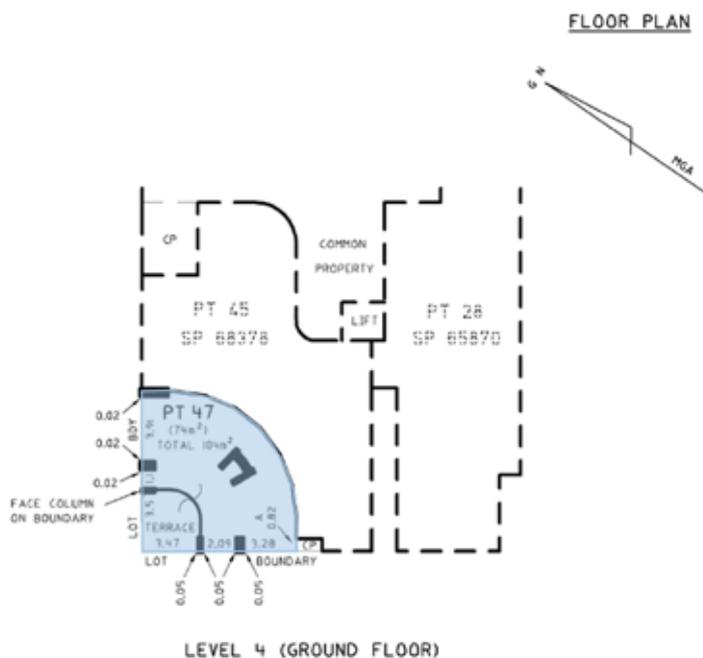
4.5:1

Strata Plan

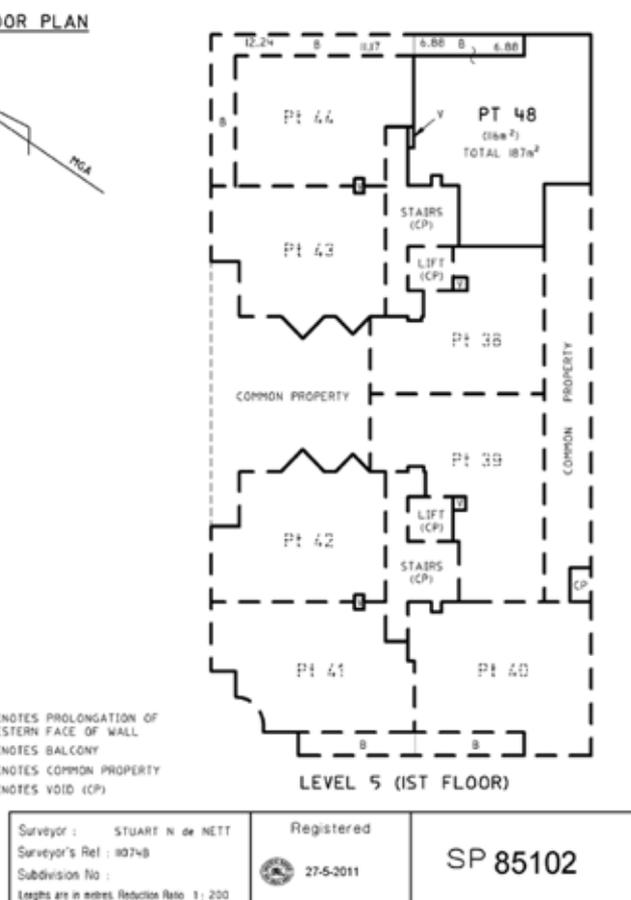


AREAS SHOWN ARE FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT, 1973, ONLY AND ARE APPROXIMATE

Surveyor : STUART N de NETT	Registered	SP 85102
Surveyor's Ref : 80748	27-5-2011	
Subdivision No :		
Lengths are in metres. Reduction Ratio 1 : 200		



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Sales Information

Contract for Sale

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

Open for Inspection

Private Appointment

Contact

Damen Astey
Sales & Leasing Director
M: 0431 817 616
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E: damena@commercial.net.au

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Sales & Leasing Consultant
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28 BELGRAVE ST

PULSE
PRESCRIPTION SERVICE

MEDICAL CENTRE

40
AREA

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