

263 Enmore Road

ENMORE

INFORMATION MEMORANDUM



Introduction

Raine & Horne Newtown are delighted to offer to the market this exceptional commercial and residential space offering creative opportunities.

The site is legally described as Lot 10 in DP 662394 and commonly known as 263 Enmore Road, Enmore. Set on a large 303.5sqm parcel of land with a primary frontage to Enmore Road of 10.06m.

The property consists of four separate tenancies including a street front retail showroom, a warehouse/office space and two upstairs residential apartments. All are currently tenanted and earning excellent annual returns.

The upper level residential apartments are both in very good condition and include a large three-bedroom unit with two balconies, high ceilings and 121m² of living space as well as a 75m² two-bedroom apartment with a large balcony and open plan living space.

Please find attached herewith additional information outlining further details and if there is anything else I can assist you with please do not hesitate to contact me directly on 0414 349 669.

Kindest regards,

Duncan Gordon
Raine & Horne Newtown
0414 349 669 | duncan@rhnewtown.com.au



Summary

Address:	263 Enmore Road, ENMORE NSW 2042
Lot & Deposited Plan:	LOT 10 DP 662394
Land size:	303.5sqm approx.
Individual unit size:	Shop 1 – 80sqm approx. Shop 2 – 159sqm approx. Unit 3 – 75sqm approx. Unit 4 – 121sqm approx.
How old is the block:	Shop 1 & Unit 3 – Circa 1910 (Renovations between 2001 – 2005) Shop 2 & Unit 4 – Circa 2006
Zoning:	B 1 - Neighbourhood Centre: (pub. 12-12-2011)
Title:	Torrens title
NBN Connection:	Shop 1 – Service available, not connected Shop 2 – Connected to NBN broadband network Unit 3 – Connected to NBN broadband network Unit 4 – Connected to NBN broadband network
Is there gas connected:	Not connected
Is the hot water system gas/electric:	Individual hot water systems. Shop 1 – Under floor, access through unit 2 Shop 2 – Under floor, same location as shop 1 Unit 3 – Above the stove in the ceiling Unit 4 – Above the linen cupboard in the ceiling
What is the construction type:	Brick
What flooring is there:	Floorboards, carpet, concrete
Does the property have Aircon:	Yes, all units have air conditioning
Local Council details:	Inner West Council Ph: 02 9392 5000
Building & pest inspection:	Through Jims building inspections https://reports.jimsbuildinginspections.com.au/building-inspection-report/building-and-timber-pest-inspection-report-for-263-enmore-rd-enmore-nsw-2042-australia/
Separate Strata Dwellings:	Could be set up as X3 separate strata dwellings. (Downstairs commercial as one dwelling & each apartment separate.



Rates & Lease Terms

RATES

Council Rates:	\$4,596 per annum
Water Rates:	\$1,324 per annum
Land Tax:	\$7,652.75 per annum
Total:	\$13,572.75 per annum (approx.)

LEASE TERMS

Shop 1 – Commercial Lease

Rent: \$2,812.16 per month including GST.

Lease start date: 1st January 2020 | Lease end date: 30th June 2021

Lease available in contract of sale.

Shop 2 – Commercial Lease

Rent: \$2,750.00 per month including GST.

Lease start date: 12th August 2020 | Lease end date: 11th August 2021

Lease available in contract of sale.

Unit 3 – Residential Lease

Rent: \$2,389.88 per month

Lease start date: 19th September 2020 | Lease end date: 17th September 2021

Lease available in contract of sale.

Unit 4 – Residential Lease

Rent: \$3,041.67 per month

Lease start date: 5th February 2021 | Lease end date: 5th August 2021

Lease available in contract of sale.



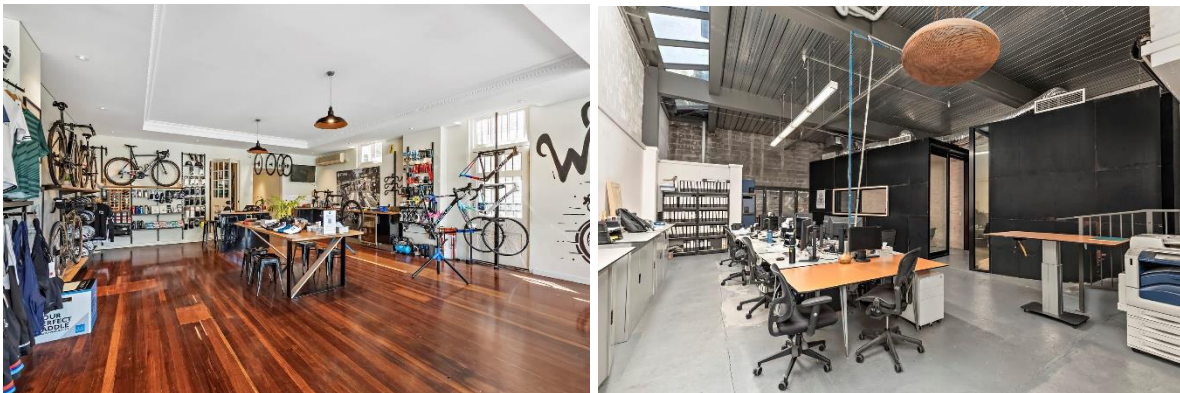
Subject Property

Prime commercial/residential space offering creative opportunities.

Ideally located within easy reach of Enmore's thriving entertainment precinct, just footsteps to an eclectic mix of cafes, wine bars and dining options, this adaptive space offers numerous residential and creative business possibilities.

The property is presented in immaculate condition and consists of four separate tenancies including a street front retail showroom, a warehouse/office space and two upstairs residential apartments. All are currently tenanted and earning excellent annual returns, and offer exceptional rewards for investors, a range of businesses or those seeking a home plus income.

Set over two levels, the freehold building holds a B-1 neighbourhood centre zoning making it suitable for a range of future options. The retail showroom has direct frontage to Enmore Road, while there is a spacious 159m² warehouse/factory space at the rear with extra height ceilings, three office suites and boardrooms plus a large open design. There are also kitchen and bathroom facilities and off-street parking for at least two cars.



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The Location

Ideally located within easy reach of Enmore's thriving entertainment precinct, just footsteps to an eclectic mix of cafes, wine bars and dining options, this adaptive space offers numerous residential and creative business possibilities.

The location is also handy to Marrickville's hip retail and entertainment hub, Enmore Park, Annette Kellerman Pool and shopping at Marrickville Metro.

Enmore is a suburb in the Inner West of Sydney, New South Wales, located 5 kilometres south-west of the Sydney central business district. Enmore was named after Enmore House, built in 1835 by Captain Sylvester Browne, a master mariner with the British East India Company.

The suburb is home to the TAFE NSW Design Centre Enmore which rests on the site of the former Enmore Boys High School. Nearby schools include Newington College, St Pius' Catholic Primary School and child care options include Oac Enmore Campus and Enmore Children's Centre. Infamous The Enmore Theatre is a notable landmark and a space where you can watch live music and theatre for all arts lovers.



What is the closest train station?

Newtown Station - 1.3km
Stanmore Station – 1.4km
Erskineville Station – 1.8km
St Peters Station – 1.9km

What is the closest bus stop?

Enmore Rd at Newington Rd, Marrickville – 130m
Enmore Rd opp Newington Rd, Marrickville – 150m
Enmore Rd at Edgeware Rd, Enmore – 250m
Stanmore Rd after Enmore Rd, Enmore – 290m

What is the closest park?

Enmore Park – 280m
Newington Road Playground – 450m
Enmore Dog Park – 700m
Ryan Park – 700m
Montague Gardens – 850m
Salmon Playground – 1km



Contact Details

Selling Agent: Duncan Gordon
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Selling Agency: Raine & Horne Newtown
02 8596 3555
99 King Street,
NEWTOWN NSW 2042

Building & Pest inspector: John Markham
0448 440 082

Disclaimer: Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent. Prospective buyers are urged to make their own enquiries.

