

INFORMATION MEMORANDUM

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 PROVIDING EXCELLENT STREET
EXPOSURE, SIGNAGE CAPABILITIES AND DIRECT
CUSTOMER/CLIENT ACCESS.

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 41 SQM. 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

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VIEW



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**EXECUTIVE
SUMMARY**

**PURPOSE
CLAUSE**

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

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**

AREA

&

ZONING

**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)



**EXECUTIVE
SUMMARY**

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

ESTIMATED GROSS INCOME

UNIT 1– \$84,325.00 PA

UNIT 2– \$64,280.00 PA

OUTGOINGS:

ESTIMATED OUTGOINGS FOR 2021 /2022

	<i>UNIT 1</i>	<i>UNIT 2</i>
RATES	\$10,848.85	\$9,128.31
STRATA LEVIES	\$ 3,120.00	\$2,520.00
WATER & SEWERAGE	\$ 686.30	\$ 686.30
TOTAL	\$14,655.15	\$12,334.61

TOTAL COMBINED OUTGOINGS: \$26,989.76

ESTIMATED NET INCOME

UNIT 1– \$69,669.85PAPA

UNIT 2– \$51,945.39 PA

COMBINED ESTIMATED NET INCOME

\$121,615.24

METHOD OF SALE:

PRIVATE TREATY

TO BE SOLD AS:

VACANT POSSESSION

PRICE:

BY NEGOTIATION

STAMP DUTY:

**STAMP DUTY EXEMPT FOR ACT COMMERCIAL
PROPERTY SALES UNDER \$1.6MIL**

SITE PLAN

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

REAL PROPERTY (UNIT TITLES) ACT 1970

SHEET No. 4 of 16 SHEETS

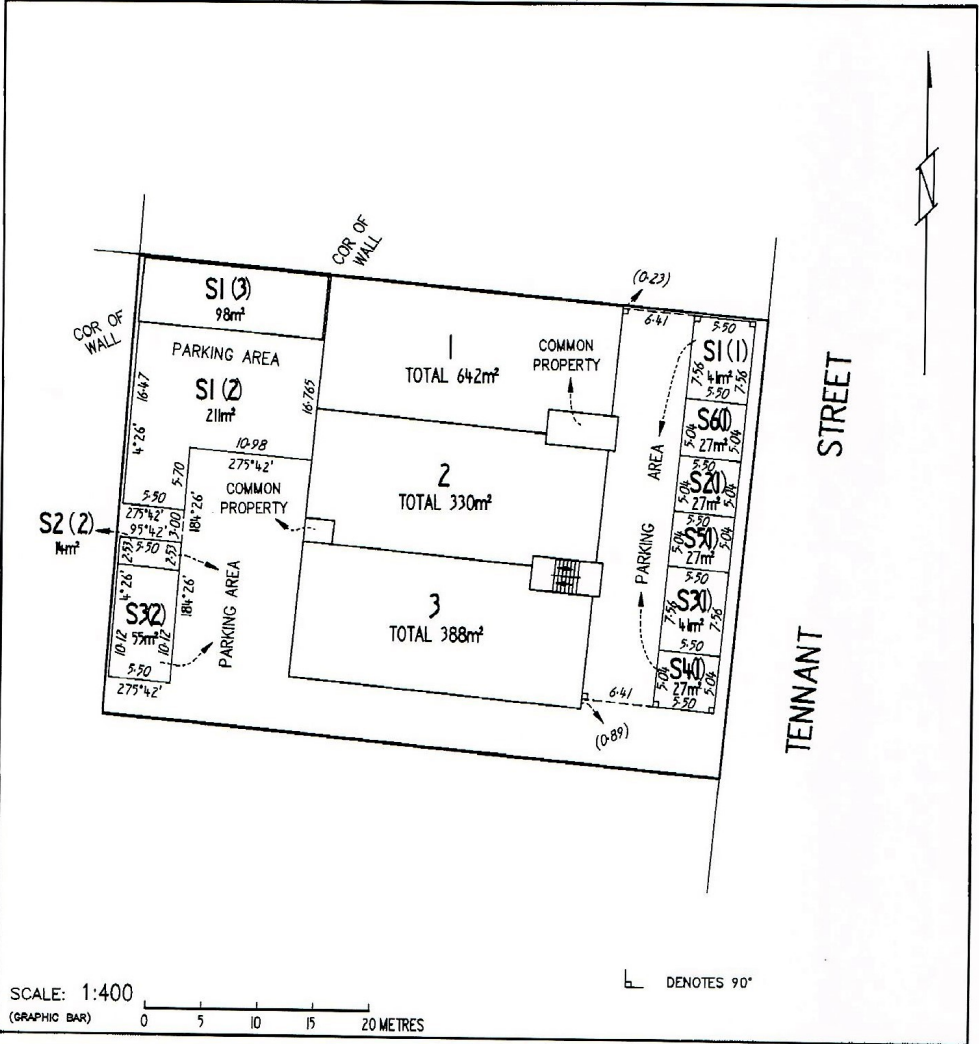
UNITS PLAN No. 1776

1. LAND

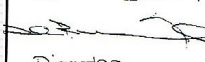
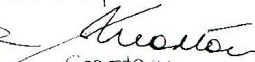
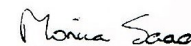
DISTRICT/DIVISION	SECTION	BLOCK
CANBERRA CENTRAL/FYSHWICK	34	58

2. FLOOR NUMBER - GROUND

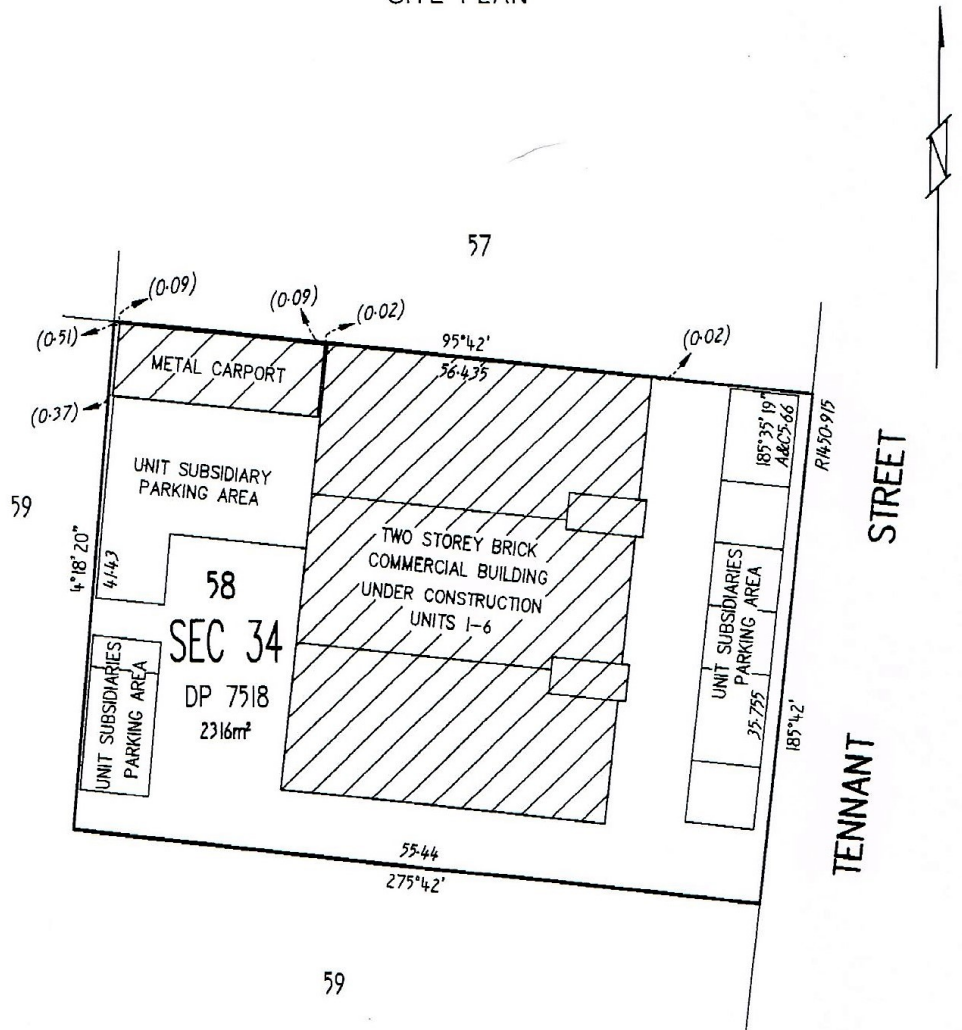
3. FLOOR PLAN (Please indicate class of Units ie. Class "A" or Class "B") CLASS 'A' & UNIT SUBSIDIARIES



3. EXECUTION

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

SITE PLAN



SCALE: 1:400



[Signature]
Registered Surveyor

Executed by DALRONE PTY LIMITED
ACN 084 279 069 by:

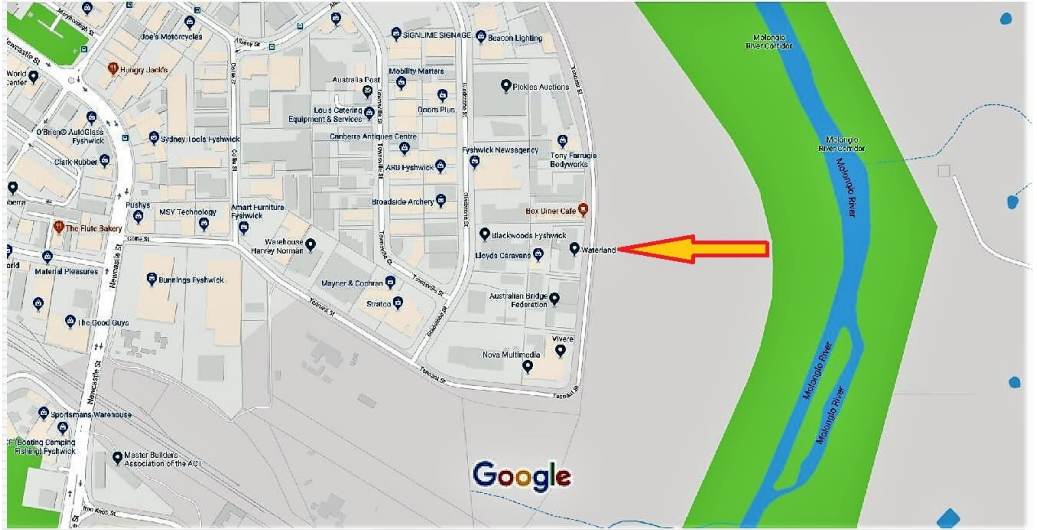
[Signature] Director
[Signature] Secretary
Applicant

[Signature]
Monica Saad
Delegate of the Minister

SITE PLAN

UNITS 1 & 2
59 TENNANT ST
FYSHWICK

MAP



UNITS 1 & 2
59 TENNANT ST
FYSHWICK



CONTACT

**UNITS 1 & 2
59 TENNANT 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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