



INFORMATION MEMORANDUM

27 FINCHLEY STREET
MILTON QLD



Outline indicative only



THE OPPORTUNITY

Ray White Commercial (QLD) are pleased to exclusively offer 27 Finchley Street, Milton QLD for sale by auction on Friday 16 October, 2020.

This is a terrific opportunity to purchase your own freehold commercial/industrial building as an investment or to potentially owner occupy or develop in the future.

The property is ideally situated adjoining the iconic XXXX Brewery with views of Suncorp Stadium and the CBD, which highlights the fantastic proximity and surrounding amenity 27 Finchley enjoys.

Highlights include:

- 365sqm* freehold building with additional 20sqm* external balcony on a 422sqm* site
- 5 year lease with 3 years remaining until August 2023 + 5 year option
- Long standing established tenant for over seven (7) years
- Average population growth more than double State and National average
- Affluent precinct with household income levels 31% above the QLD average^
- Low Impact Industry Zoning
- Being sold as a going concern (no GST applicable)

There is ongoing demand in the Brisbane Fringe for both investors and occupiers. The property must be sold at auction if not earlier, act now to avoid disappointment as it will not last long.



Video Link



Virtual Tour Link

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* Approximately

** Sitewisely

^ Location IQ



PROPERTY SUMMARY

Address	27 Finchley Street, Milton
Property Description	The site is improved with a two storey office and warehouse building constructed from brick. The building offers column free warehouse space with exceptional internal height. The Warehouse is accessed via one roller shutter. The office boasts views of the city and has both external and internal access. Multiple air-conditioning units are located throughout the building including the warehouse.
Land Area	422sqm*
Building Area	365sqm*
Title Reference	11923047
Lot and Plan	Lot 2 RP131919
Street Frontage	The property offers an 11m* frontage to Finchley Street.
Applicable Plan	QPP-INP - ITHACA DISTRICT NEIGHBOURHOOD PLAN
Zoning	The site is designated 'QPP-LII - LOW IMPACT INDUSTRY ZONE'

* Approximately



LOCATION

Milton is an inner-city suburb of Brisbane which borders the Brisbane CBD and is easily accessible from all areas of the broader Brisbane metropolitan region. Milton also borders the suburbs of Paddington and Auchenflower which are considered some of Brisbane's most affluent neighbourhoods. Milton comprises a mixture of light industry warehouses, commercial offices, retail fronts and single and multiple occupancy residences. Milton was one of the first suburbs in Brisbane to undergo urban revitalisation. This transformation process has given birth to a number of boutique restaurants, cafes and bars including the original cafe strip on Park Road, a popular destination for locals.

27 Finchley Street is located adjacent to the iconic XXXX Brewery and is situated only 300m* from Suncorp Stadium, which hosts numerous domestic and international sporting events year round. The stadium has capacity for over 50,000 spectators which brings in significant income for surrounding businesses during events. Finchley Street is also a short walk away from Milton Train Station which provides connectivity to the CBD and further to the Gold and Sunshine Coast's.

The current estimated resident population in the Milton catchment is 50,000 people. The area has experienced average annual population growth of 4.28% from (2016 - 2019) which is considerably higher than the QLD average of 1.72% for the same period. Milton has an average annual income per household of \$130,000 per annum, exceeding the QLD average of \$100,000. The catchment area also maintains a nationally recognised SEIFA score of 8.26 out of 10, ranking Milton highly amongst other Australian suburbs.[^]

* Approximately

[^] GapMaps (2km Catchment Analysis) - Full demographic report available on request.

Source: GapMaps | Nearmaps | Visit Brisbane | Building Brisbane {2020}



IMPROVEMENTS

Construction & Building Services

Floor	Rubber gym matting and vinyl covers the timber and concrete floors throughout the building.
Frame & Facade	Brick walls with sheet metal roofing supported by steel beams.
Internal walls	Brick and plaster board
Ceilings	Open ceiling on the ground floor with exposed steel beams and air-conditioning. Ply ceiling on First floor with split system air-conditioning units and lighting.
Roof	Sheet metal
Stairs	Internal and external staircases for access to level 1.
Security	Basic services



LEASE AND OUTGOINGS

Lessee	Ultra Crossfit Pty Ltd	Outgoings	Annual Outgoings
Lease Term	5 years + 5 year option	Land Tax	\$7,552
Lease Commencement	10/08/2013	Local Government Rates and Charges	\$7,273
Lease Expiry	09/08/2023	Insurance	\$4,855
Option	1 x 5 years (Exp. 2028)	Total Outgoings	\$19,680*
Net Rent	\$81,661* + GST per annum		
Outgoings	\$19,680* + GST per annum		
Rental Review	Fixed 5% reviews.		
Lease Area	365sqm* - Whole building		

*Approx.

TOWN PLANNING OVERVIEW

27 Finchley Street is referenced under the Brisbane City Plan 2014 and is zoned Low Impact Industry. The current use of the property as a gym complies under this zoning with redevelopment potential limited to warehousing, service industries and non-residential supporting uses such as cafes.

The property is not subject to any character or heritage zoning constraints, although we note that the adjoining XXXX Brewery is registered as a Local Heritage Place under the 2014 City Plan. The property is not subject to major flooding events and is classed as a low likelihood or (0.2% annual chance) of flooding only. To the best of our knowledge 27 Finchley Street is not listed on the Contaminated Land or Environmental Management Registers and has no Asbestos contamination.

The property has no active Development Applications lodged against it and we acknowledge there is the possibility for long-term development subject to any changes to the current City Plan.

BCC Zoning Overlay Map



Source: Brisbane City Council City Plan {2014}

FLOOR PLAN



27 FINCHLEY STREET, MILTON

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS FLOOR PLAN, ALL MEASUREMENTS ARE APPROXIMATE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERRORS, OMISSION OR MISS-STATEMENT. POTENTIAL PURCHASERS SHOULD MAKE THEIR OWN ENQUIRIES AS TO THE ACCURACY OF THIS FLOOR PLAN.



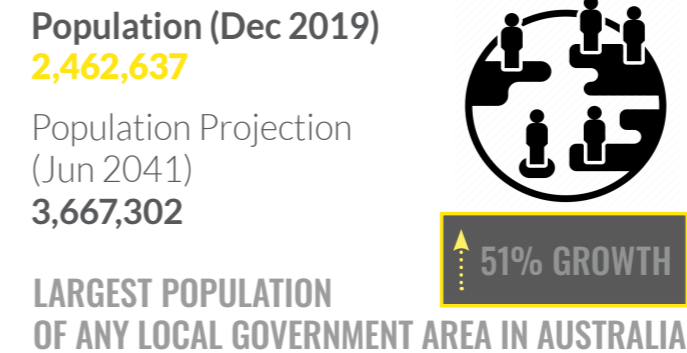
INTERNAL | 365 SQM
EXTERNAL | 20 SQM
TOTAL | 385 SQM

WHY BRISBANE?

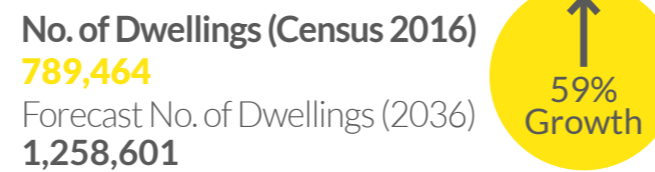
ECONOMY



POPULATION



DWELLINGS



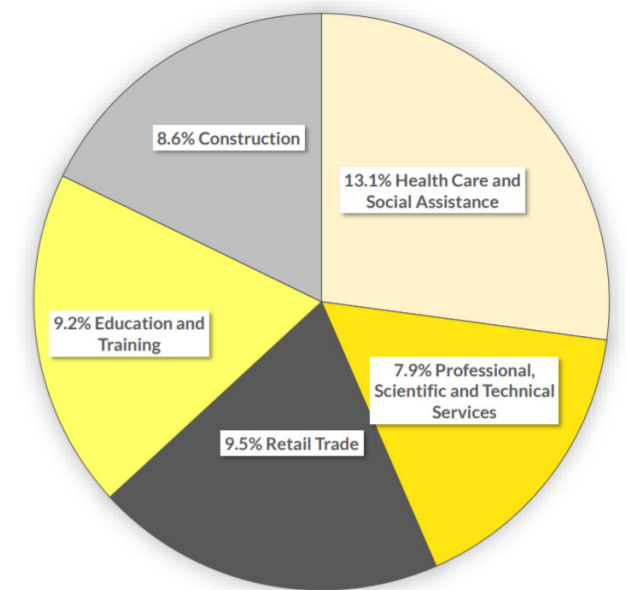
EMPLOYMENT



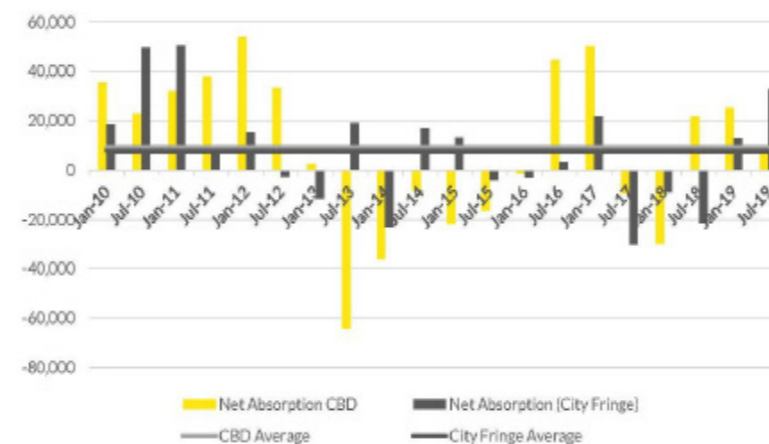
29% GROWTH



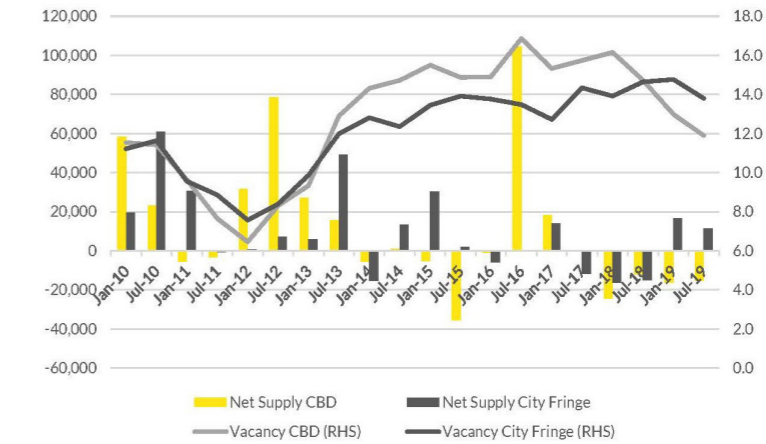
TOP-5 INDUSTRIES*



NET ABSORPTION



NET SUPPLY VS VACANT RATE



Source: Property Council of Australia
*By Employment, Greater Brisbane Region

BRISBANE MAJOR PROJECTS & INFRASTRUCTURE

Over \$45 BILLION of public and private sector infrastructure projects under construction or in the pipeline, transforming Brisbane into "Australia's New World City".

RayWhite.



\$3.6B
QUEENS WHARF CASINO PRECINCT
Under Construction (2022)



\$5.4B
CROSS RIVER RAIL
Under Construction (2024)



\$944M
BRISBANE METRO
Fully Funded (2023)



\$2.0B
BRISBANE LIVE
Joint project with CRR. Demolition 2020 (2025)



\$2.1B
WATERFRONT PRECINCT
Approved. Commence construction 2021 (2030)



\$1.0B
BRISBANE QUARTER
Under Construction (2020)



\$8.4B
MELBOURNE TO BRISBANE INLAND RAIL
Under Construction (2025)



\$20B<
OLYMPIC GAMES BID
(2032)



\$200M
HOWARD SMITH WHARVES
Completed (2019)



\$1.35B
BRISBANE AIRPORT EXPANSION
Under Construction (2020)



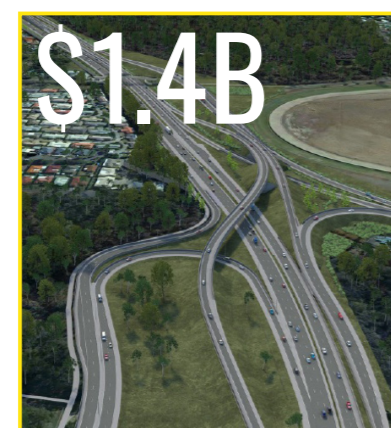
\$1.1B
HERSTON QUARTER HOSPITAL PRECINCT
Under Construction (2020)



\$2.9B
RNA REGENERATION
Under Construction (2029)



\$158M
MEGA CRUISE SHIP TERMINAL
Under Construction (2020)



\$1.4B
GATEWAY MOTORWAY NORTH UPGRADE
Under Construction (2020)



\$150M
NEW QPAC THEATRE
Fully Funded (2022)



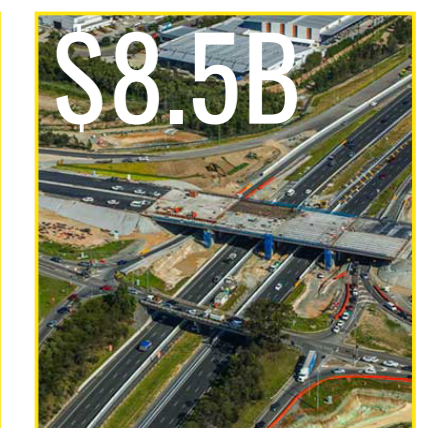
\$500M
SCHOOLS
Under Construction (2023)



\$5.4B
NORTHSHORE HAMILTON
Under Construction (2036)



\$650M
KINGSFORD SMITH DRIVE UPGRADE
Under Construction (2020)



\$8.5B
BRUCE HIGHWAY UPGRADE
Under Construction (2023)

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NOTES



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