



357 Rocky Point Road **SANS SOUCI**

Information Memorandum | For Sale





Contents

| | |
|-------------------------|----|
| Executive Summary | 4 |
| The Asset | 7 |
| - Description | |
| - Outgoings | |
| - Tenancy Schedule | |
| Location | 10 |
| Planning Details | 14 |
| - Key Planning Contacts | |
| Planning Controls | 15 |
| Comparable Sales | 18 |
| Sales Information | 19 |
| - Contract for Sale | |
| - Open for Inspection | |
| - Auction | |
| - Contact Details | |
| Disclaimer | 21 |

Executive Summary

Address 357 Rocky Point Road, Sans Souci NSW 2219

Legal Description Lot A DP384609

Property Type Freehold Retail Premises

Building Area* 115m²

Land Area* 240m²

Parking* On-site

LGA Georges River Council

Zoning E1 – Local Centre under Georges River Local Environmental Plan 2021

Floor to Space Ratio 2:1

Height of Building 15m

Occupancy Tenanted Investment

Outgoings* \$5,167.72 pa

Open for Inspection 12:00pm to 12:30pm Tuesday's
30th January, 6th, 13th, & 20th February 2024

Auction Tuesday 20th February 2024 at 6:00pm
In Room at Cronulla RSL Club

Selling Agents
Ryan McMahon
Sales & Leasing Associate Director
M: 0429 228 460
T: 9546 3555
E: ryanm@commercial.net.au

Jackson Chambers
Sales & Leasing Consultant
M: 0476 001 048
T: 9546 3555
E: jacksonc@commercial.net.au

*Approximate



The Asset

Description

CPG are pleased to present for sale via public auction, the opportunity to secure an economical main road freehold investment sitting on 240m²* of total land with a 115m²* building that has ample future development upside and current rental income.

Situated in the heart of Sans Souci's retail strip amongst other notable destinations such as KFC, Crystal Car Wash, McDonalds, Supabarn, 7-Eleven and many more, this property is in prime position to capitalise on Sans Souci, Ramsgate, and Ramsgate Beach's growing retail and residential presence being adjacent to 2 new significant residential unit developments.

Property Highlights

- Freehold retail property with mixed use zoning
- Value add opportunity
- Exposure to Rocky Point Road at key intersection
- Leased to notable tenant "A&V Nails and Beauty"
- Land area of 240m²*
- Building area of 115m²*
- Rear carport for 2 cars with ability to park more
- Rear lane access
- Development potential (STCA)
- Floor space ratio 2:1
- 16m maximum building height
- Retail shop and a rear studio apartment

Outgoings

| | |
|--|------------------------------|
| Council Rates* | \$4,196.00 pa |
| Water Rates* | (Paid by tenant) \$974.72 pa |
| Building Insurance* | TBA |
| Land Tax* (Based on UCV of \$792,000.00) | Nil |
| TOTAL* | \$5,167.72 pa |

Tenancy Schedule

| | |
|-----------------------|---|
| Tenant | Jake Tung Phuong & Thi Chi Mai Tran |
| Annual Rental | \$35,165.52 pa + GST |
| Outgoings Recoverable | Water Rates & Water Usage |
| Term | Five (5) Years |
| Expiry | 14th April 2026 |
| Option | Five (5) Years |
| Increases | 2% annually & market review upon exercise of option |



*Approximate



Cronulla Beach

Caringbah

Captain Cook Bridge

Westfield Miranda

Tom Uglys Bridge

Sans Souci Supermarket

Sans Souci - BP

357 Rocky Point Road
Sans Souci

Rocky Point Rd

Bonney St

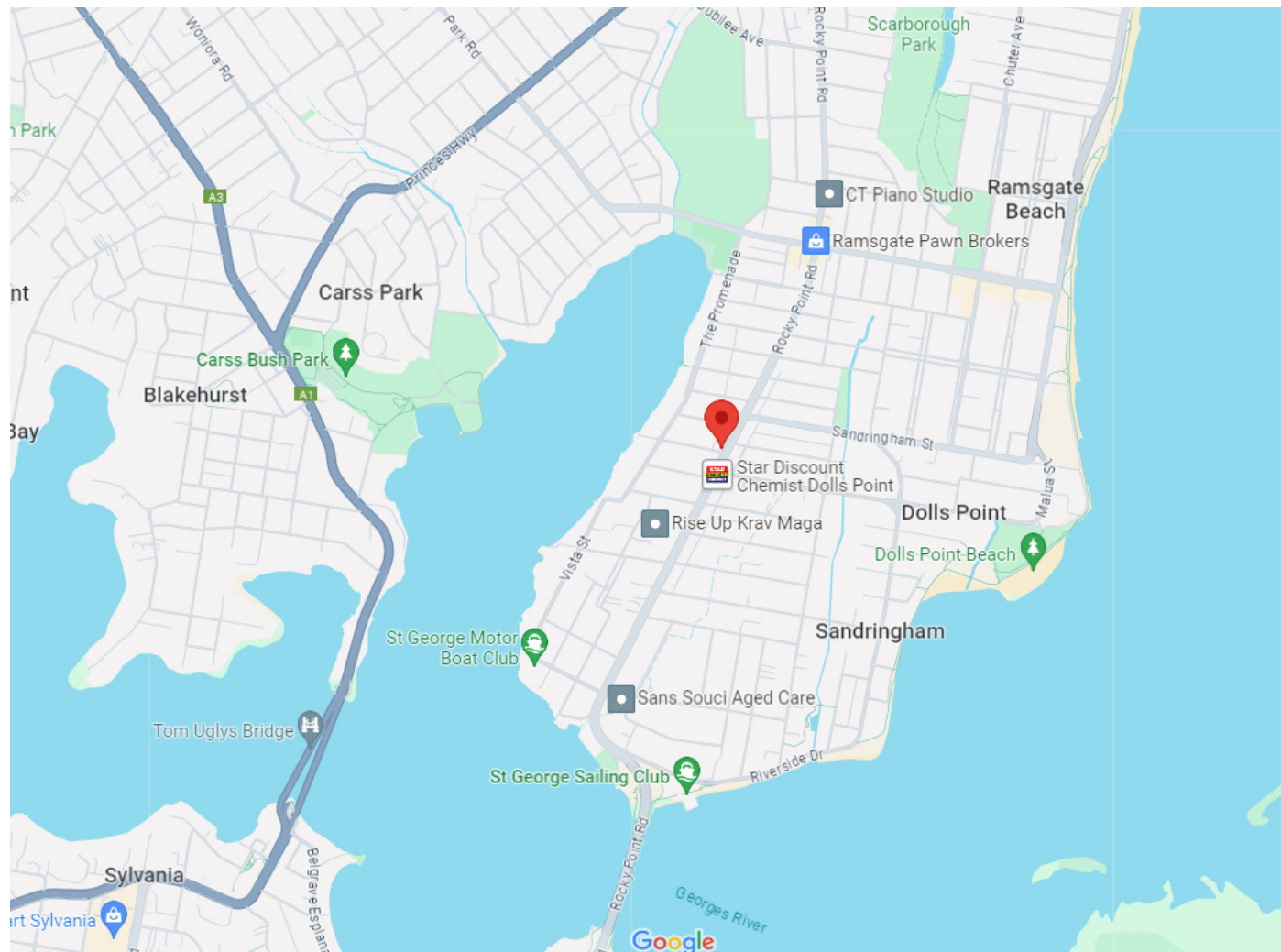
Location

Sans Souci is a Southern Sydney suburb, 17 kilometres south of the Sydney central business district and lies across the local government areas of the Bayside Council and the Georges River Council. It is part of the St George area.

Sans Souci sits on the western shore of Botany Bay. Lady Robinsons Beach and Cook Park run along the eastern border. Kogarah Bay runs along the western border. Sans Souci is connected to Taren Point, in the Sutherland Shire, to the south, by the Captain Cook Bridge over the Georges River.

Sans Souci is a mostly residential area. A shopping strip is located on Rocky Point Road, near the intersection of Sandringham St, including The Party People, various fast food outlets and the post office. Another small group of shops is located at the intersection of Clareville Avenue and Russell Avenue, on the border with Dolls Point and Sandringham. It includes Sans Souci Library and a variety of small shops and retailers. Two primary schools are located in the suburb: Sans Souci Public and St Finbars.

Source: Wikipedia and Google Maps





Planning Details

E1 – Local Centre under Georges River Local Environmental Plan 2021

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council’s strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To maximise public transport patronage and encourage walking and cycling.
- To encourage development that is compatible with the centre’s position on the centres hierarchy.

2 Permitted without consent

Home occupations.

3 Permitted with consent

Amusement centres; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Serviced apartments; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4.

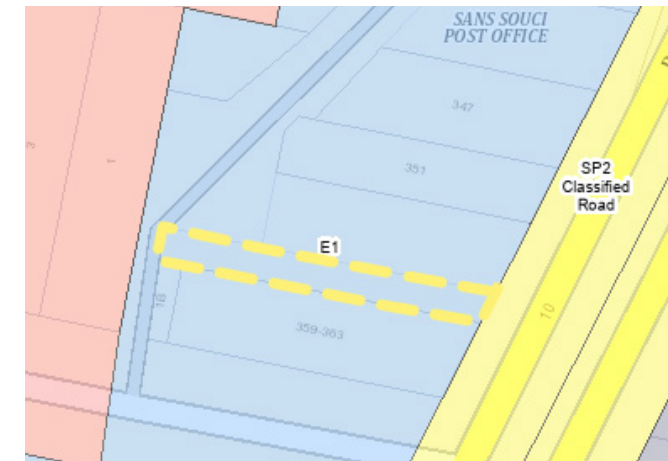
4 Prohibited

Agriculture; Air transport facilities; Airstrips; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; High technology 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; Pond-based aquaculture; 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; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; 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 | POSTAL ADDRESS: PO Box 205 Hurstville NSW 1481 |
| TELEPHONE: 9330 6400 | STREET ADDRESS: Georges River Civic Centre |
| EMAIL: mail@georgesriver.nsw.gov.au | |
| WEBSITE: www.georgesriver.nsw.gov.au | |

Planning Controls



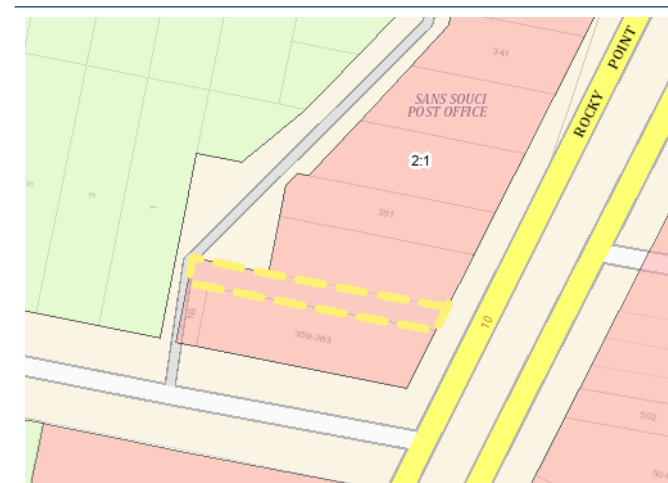
Zoning

Zone E1 – Local Centre



Height of Building

15m



Floor Space Ratio

2:1



Comparable Sales

16 Frederick Street, Rockdale

SALE PRICE: \$850,000.00
SALE DATE: December 2023
LAND AREA: 129m²
RATE ON LAND: \$6,589.00/m²



15 Frederick Street, Oatley

SALE PRICE: \$1,850,000.00
SALE DATE: December 2023
LAND AREA: 145m²
RATE ON LAND: \$12,758.00/m²



39 Rocky Point Road, Kogarah

SALE PRICE: \$1,170,000.00
SALE DATE: June 2023
LAND AREA: 227m²
RATE ON LAND: \$5,154.00/m²



358 Rocky Point Road, Ramsgate

SALE PRICE: \$1,300,000.00
SALE DATE: February 2022
LAND AREA: 222m²
RATE ON LAND: \$5,855.00/m²



Sales Information

Contract for Sale

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

Open for Inspection

12:00pm to 12:30pm Tuesday's
 30th January, 6th, 13th, & 20th February 2024

Auction

Tuesday 20th February 2024 at 6:00pm
 In Room at Cronulla RSL Club
 38R Gerrale Street, Cronulla NSW 2230

Contact

Ryan McMahon
 Sales & Leasing Associate Director
 M: 0429 228 460
 T: 9546 3555
 E: ryanm@commercial.net.au

Jackson Chambers
 Sales & Leasing Consultant
 M: 0476 001 048
 T: 9546 3555
 E: jacksonc@commercial.net.au



Disclaimer

This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors. While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.





COMMERCIAL
Property Group

239 Rocky Point Road
Ramsgate NSW 2217
P: 02 9546 3555
W: www.commercial.net.au