



319 Kingsway CARINGBAH

Information Memorandum | For Sale



319 Kingsway
Caringbah



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Woolworths Caringbah

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Executive Summary

Address	319 Kingsway, Caringbah NSW 2229
Legal Description	Lot 8 / DP13346
Property Type	Commercial retail premises
Land Area*	220m ²
LGA	Sutherland Shire Council
Zoning	E2: Commercial Centre under Sutherland Shire Local Environmental Plan 2015
Floor to Space Ratio	3:1
Height of Building	25m
Occupancy	Tenanted Month to Month
Outgoings*	\$9,574.79 pa
Open for Inspection	Private Appointment

Selling Agents

Hayden Bennett
Managing Director
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Damen Astey
Sales & Leasing Director
M: 0431 817 616
T: 9546 3555
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*Approximate





319

JEWELLERY
COSMETICS
CLOTHING
HAND BAGS
LUGGAGE

AUSTRALIA

AUSTRALIA



The Asset

Description

Commercial Property Group are pleased to present to the market for the first time in three decades 319 Kingsway, Caringbah.

This primely located 220m²* shop is in the heart of Caringbah CBD. Showcasing a highly exposed position on the well-known Kingsway and opposite President Avenue, neighbouring Commonwealth Bank, ANZ, Caringbah Hotel, Dan Murphy's, Australia Post and National Australia Bank to name a few along with Caringbah's Council Car Park, this property portrays the adage "Location, Location, Location". Appealing to either the investor or owner occupier.

Opportunities for commercial assets boasting these characteristics and features are seldom. Don't let another decade slip away; seize the opportunity and make your smart investment now!

Property Highlights

- Land and Building Area: 220m²*
- Floor Space Ratio of 3:1
- Building Height Limit of 25m
- Rear loading dock with shutter door & basement storage and access
- E2: Commercial Centre
- Direct access to rear laneway and overlooking council car park (140 car spaces*) and Highfields Caringbah
- Exposure to 21,000* cars daily
- Suited to owner occupiers, investors
- Currently rented on a month to month lease
- Open Plan configuration
- Underdeveloped site with potential of 660sqm* Gross Floor Area (subject to council approval)

Outgoings

Council Rates*	\$3,993.44 pa
Water Rates*	\$635.01 pa
Insurance	\$3,689.04 pa
Land Tax (Based on UCV of \$1,130,000)	\$1,257.30 pa
TOTAL*	\$9,574.79 pa

Tenancy Schedule

Tenant	Something For Everyone
Passing Rental	\$36,000.00 pa + GST
Term	Month to Month

*The property has been occupied by the same tenant since 1999

** Current rental is well below market level. Potential rental assessment would be in the vicinity of \$500/m² to \$600/m² being circa \$110,000.00 to \$132,000.00 pa subject to presentation and offering.

*Approximate

Hurstville CBD

Distance to:

Caringbah Bus Stop	70m
Australia Post Office	80m
Caringbah Railway Station	165m
Coles Supermarket	250m
Miranda Westfield	2.1km
Sydney Airport	16km
Sydney CBD	27km

dent Ave

Sydney Airport

Caringbah Station

319 Kingsway
Caringbah

Mackay St

Kingsway



Location

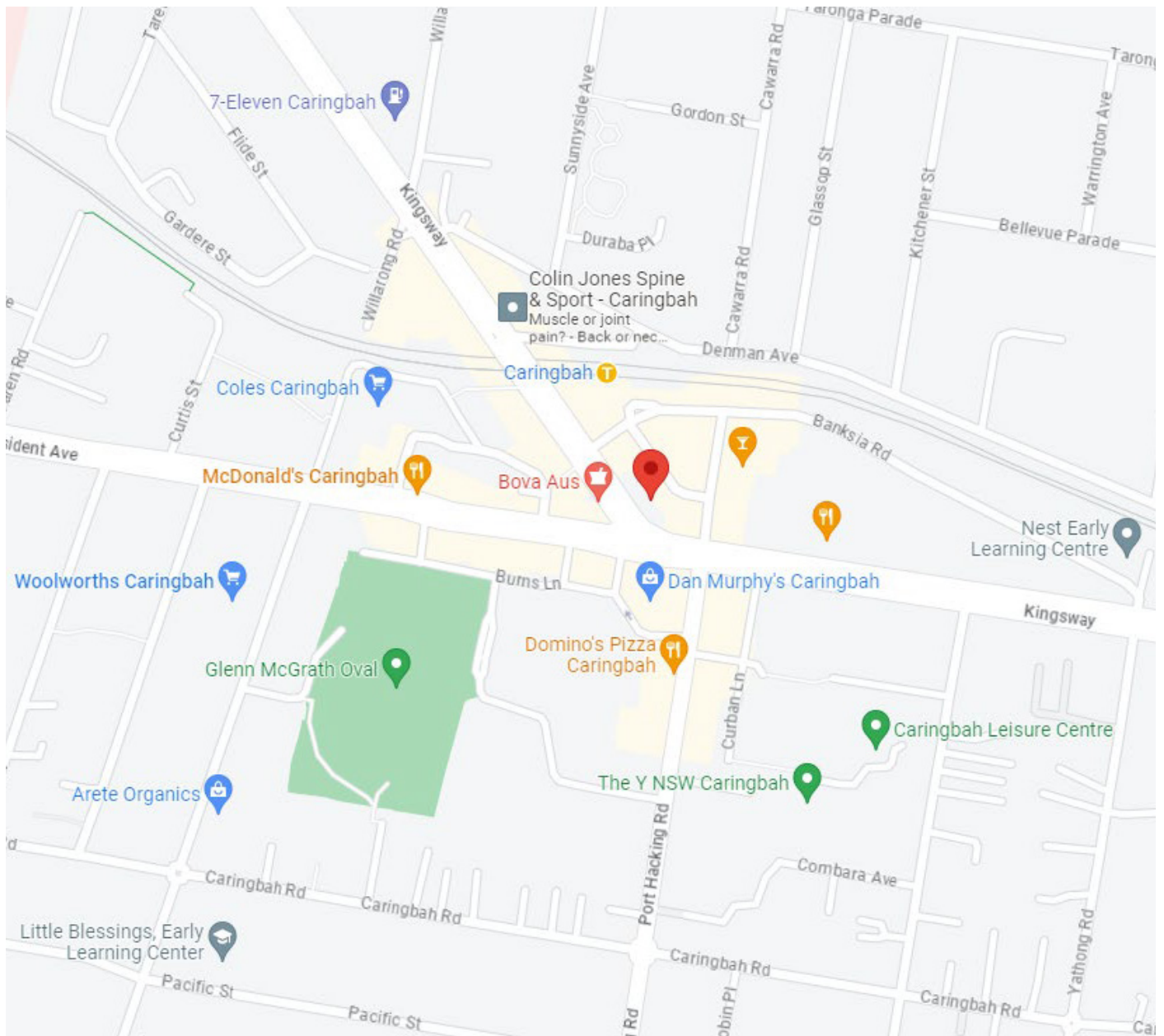
Caringbah is a suburb in Southern Sydney, in the state of New South Wales, Australia. Caringbah is 24 kilometres south of the Sydney central business district in the local government area of Sutherland Shire.

Caringbah features a mixture of residential, commercial and industrial areas. The commercial district is made up mostly of small businesses specialising in professional services. A large commercial and industrial area is also centred on Taren Point Road and surrounding areas.

Commercial developments here include many home furnishing retailers such as Nick Scali Furniture, large retailers including Bunnings, as well as home renovation showrooms. The main shopping centre is located close to Caringbah railway station and is centred on the intersections of President Avenue, the Kingsway and Port Hacking Road South. A small group of shops, known as Caringbah South, is located further south on Port Hacking Road South.

Caringbah Library is located on Port Hacking Road South. Another small group of shops is located even further south, close to the border of Lilli Pilli. Caringbah is home to the public district Sutherland Hospital adjacent to Caringbah Ambulance Station and Kareena Private Hospital on Kareena Road.

Source: Wikipedia and Google Maps





Kingsway

Something for everyone ...

92247222

92247222

Commonwealth Bank

YOGA

LAVISH HAIR

Allam Real Estate





Planning Details

E2: Commercial Centre under Sutherland Shire Local Environmental Plan 2015

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- 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.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; 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; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

Advertising structures; 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; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Farm buildings; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home-based child care; Home occupations (sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Multi dwelling housing; Open cut mining; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water supply systems; Wholesale supplies

Key Planning Contacts

COUNCIL: Sutherland Shire Council

TELEPHONE: 02 9710 0333

EMAIL: mail@georgesriver.nsw.gov.au

WEBSITE: sutherlandshire.nsw.gov.au

POSTAL ADDRESS:

Locked Bag 17
Sutherland NSW 1499

STREET ADDRESS:

4-20 Eton Street,
Sutherland NSW 2232

Planning Controls



Zoning

E2: Commercial Centre



Height of Building

25m



Floor Space Ratio

3:1





Sales Information

Contract for Sale

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

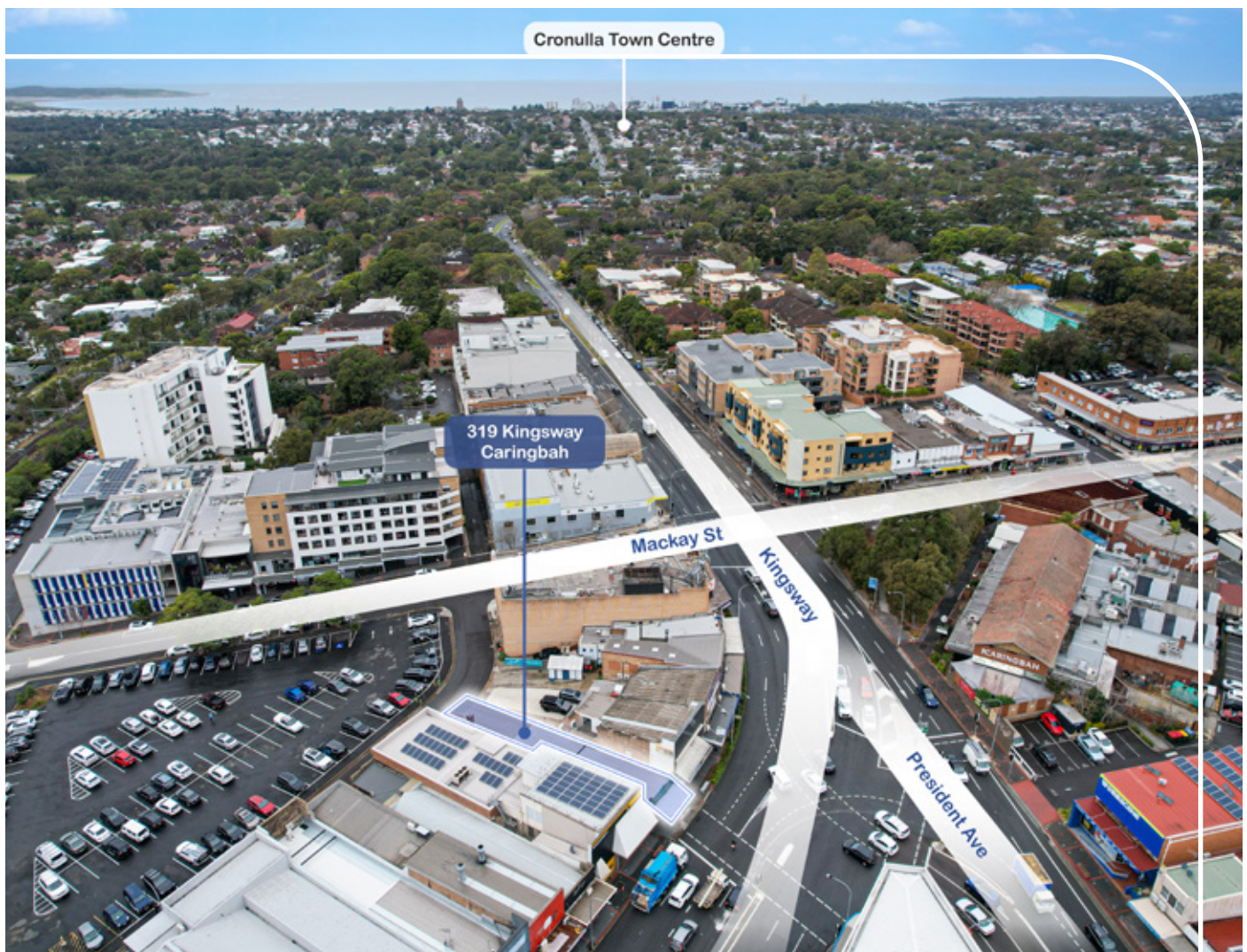
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