



# INFORMATION MEMORANDUM

## 375 Port Hacking Road Caringbah

For Sale by Public Auction

23<sup>rd</sup> September 2021

Online 1:00pm



# Contents

<b>1   Executive Summary .....</b>	<b>3</b>
Selling Agents.....	3
<b>2   The Asset .....</b>	<b>4</b>
Description.....	4
Outgoings.....	4
Tenancy Schedule .....	5
Location.....	6
Surveyors Report .....	7
Surveyors Sketch.....	8
<b>3   Planning Details.....</b>	<b>9</b>
B3: Commercial Core under Sutherland Shire Local Environmental Plan 2015.....	9
Key Planning Contacts.....	9
Planning Controls.....	10
<b>4   Sales Information .....</b>	<b>11</b>
Contract for Sale .....	11
Open for Inspection .....	11
Auction.....	11
Contact Details.....	11
<b>5   Annexures .....</b>	<b>12</b>
Photographs Shop 1.....	12
Photographs Shop 2.....	13
Photographs Shop 3.....	14
Aerial.....	15
<b>6   Disclaimer .....</b>	<b>16</b>

# 1 | Executive Summary

Address	375 Port Hacking Road, Caringbah NSW 2229
Legal Description	Lot 43 SP72768
Property Type	Office/Retail
Building Area*	227m <sup>2</sup>
Land Area*	697m <sup>2</sup>
Parking*	Onsite via rear lane
LGA	Sutherland Shire Council
Zoning	B3 – Commercial Core
Height of Building	16m
Floor Space Ratio	2:1
Occupancy	Investment
Outgoings*	\$24,124.40 pa
Auction	23 <sup>rd</sup> September 2021 Online 1:00pm

## Selling Agents

**Hayden Bennett**  
 Managing Director  
 M: 0477 665 455  
 T: 9546 3555  
 E: [haydenb@commercial.net.au](mailto:haydenb@commercial.net.au)

**Damen Astey**  
 Sales & Leasing Director  
 M: 0431 817 616  
 T: 9546 3555  
 E: [damena@commercial.net.au](mailto:damena@commercial.net.au)

\*Approximate



## 2 | The Asset

### Description

CPG is excited to present to market for sale by way of public auction 375 Port Hacking Road, Caringbah. The property is located in a highly exposed and convenient position on well-known Port Hacking Road. Surrounded by cafes, businesses, Caringbah Hotel, Dan Murphy's, schooling, playing fields and abutting council car park. This is a significant investment or development opportunity in today's market, as properties such as 375 Port Hacking Road are rarely offered and difficult to secure

### Features Include:

- 227m<sup>2</sup>\* existing building area
- 697m<sup>2</sup> land area
- Tenanted investment with rental income of approx. \$99,145.44 pa + GST
- 15.4m\* frontage to Port Hacking Road
- B3 - Commercial Core zoning
- 16m Building Height Limit
- 2:1 Floor Space Ratio

### Outgoings

Water Rates*	\$1,131.84 pa
Council Rates*	\$7,292.56 pa
Land Tax* (UCV \$1,730,000.00)	\$15,700.00 pa (Single Holding Basis)
<b>TOTAL*</b>	<b>\$24,124.40 pa</b>

\*Approximate



## Tenancy Schedule

#	TENANT	ANNUAL RENT	TERM	EXPIRY	ANNUAL INCREASES	OUTGOINGS	SECURITY DEPOSIT	GUARANTORS	DEMO CLAUSE	
Shop 1	Hope Beauty Caringbah Pty Ltd	\$30,708.48 + GST	3 x 3 years	30 <sup>th</sup> June 2024	CPI	33.33%	2 months + GST	Yes	Yes (6 months' notice)	
Shop 2	Andrew Yuen & Yue Ming Leng	\$31,840.44 + GST	3 x 3 years	18 <sup>th</sup> October 2020	CPI	33.33%	1 month + GST	Yes	Yes	
Shop 3	Grand Cross Consulting Pty Ltd	\$36,596.52 + GST	3 years, 6 months, 7 days x 3 years	14 <sup>th</sup> April 2022	CPI	33.33%	\$6451.30	Yes	No	
<b>TOTAL</b>		<b>\$99,145.44 pa + GST</b>								

Source: Lease Agreements as Provided by Vendor

## Location

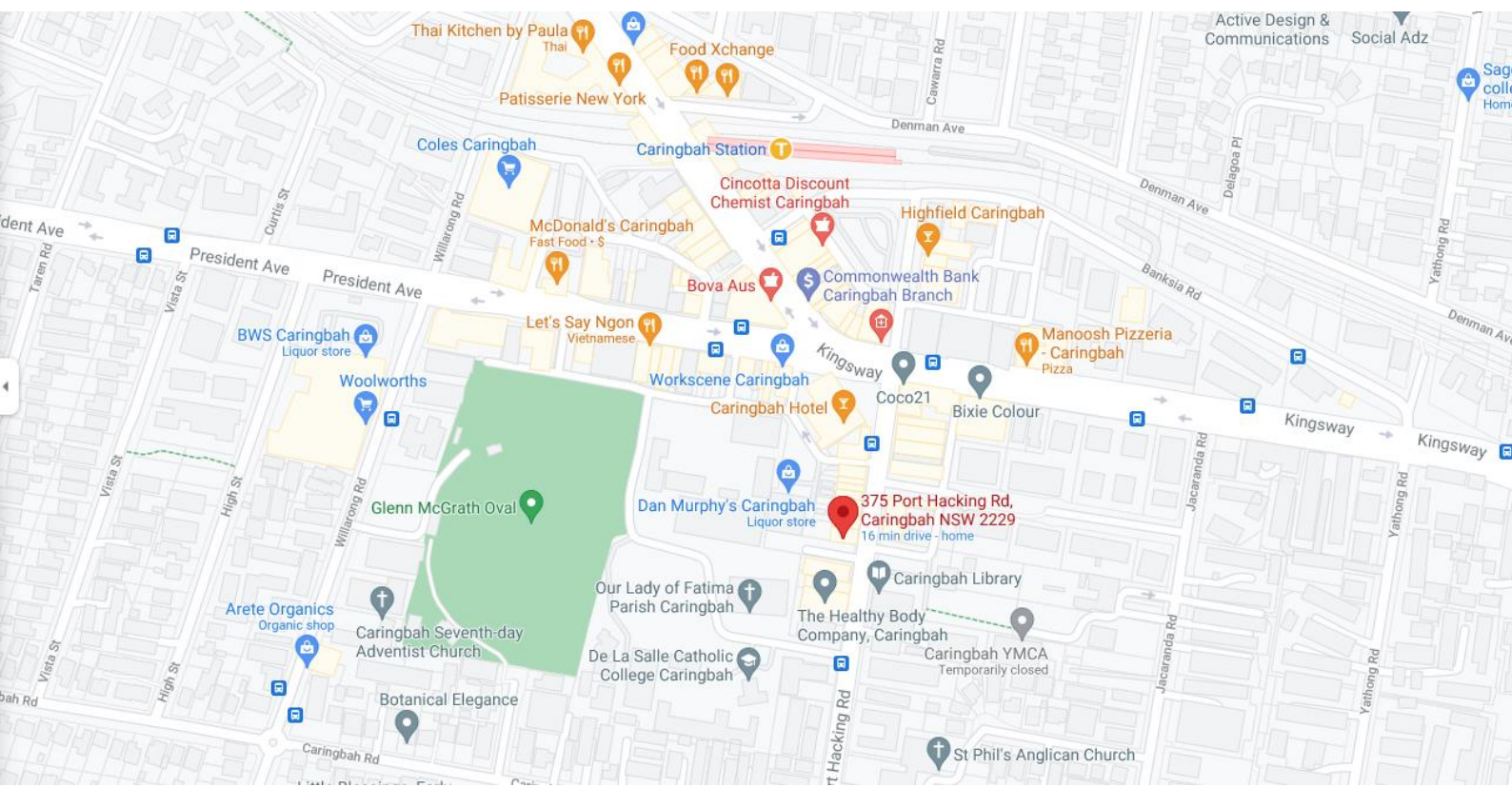
**Caringbah** is a suburb in southern Sydney. It is 24 kilometres south of the Sydney central business district in the local government area of Sutherland Shire.

Caringbah once stretched from Woolooware Bay on the Georges River to Yowie Bay and Burraneer Bay on the Port Hacking estuary. A number of Caringbah localities have been declared as separate suburbs but still share the postcode 2229. These suburbs include Taren Point to the north on the Georges River, and Port Hacking, Lilli Pilli, Dolans Bay and Caringbah South, located on the Port Hacking River to the south.

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



## Surveyors Report

**JONATHAN C. KEEN & CO. PTY. LTD.**

A.B.N. 13 002 814 557  
18 CHURCH STREET, CRONULLA 2230

P.O. BOX 257, CRONULLA 2230

TELEPHONE: (02) 9544 0948

**J.C. KEEN, B.SURV(UNSW), FIS NSW**  
REGISTERED LAND SURVEYOR

### SURVEYOR'S REPORT

Caringbah Properties Pty Limited  
375 Port Hacking Road  
Caringbah NSW 2229

10<sup>th</sup> August 2021

Our Ref: 2839 ID

Dear Sirs,

Re: proposed sale

In accordance with instructions I have made a survey for identification purposes and the following report is now provided for your private use.

I have surveyed the land edged in red, being that comprised in Certificate of Title registered Folio Identifier AV440012 dated 6/8/2021 being Lot A in Deposited Plan Number 440012 having frontage of 15.24 metres to Port Hacking Road and access to the rear by Right of Carriageway at Caringbah in the Local Government Area of Sutherland Shire, Parish of Sutherland, County of Cumberland.

The survey reveals that the single storey brick shops with metal roof, known as Number 375 Port Hacking Road erected thereon, stands on and within the boundaries thereof and does not encroach upon any adjoining property or street except part of the southern wall stands up to 0.03 metres upon Councils carpark.

In our opinion, offsets of walls and overhang from boundaries are as shown on the adjoining sketch.

Along the rear boundary a metal cubby house roof erected upon the land abuts the concrete panel building by about 0.09 metres and the adjoining properties ice making machine on a concrete slab stands wholly within the subject land as shown on the adjoining sketch.

Along the northern boundary the adjoining properties roof abuts the subject roof and could be up to 0.03 metres overhanging the subject property together with a very old timber entry to a side passage. At the street frontage there is no access to this passage way.

A street awning attached to the property overhangs Port Hacking Road by about 3 metres

Metal Stormwater grates erected upon the adjoining land at the rear stand up to 0.05 metre upon the subject land as shown.

The subject land is benefitted by a Right of Carriageway 6.095 metres wide and variable width contained in Transfer Number G777971 as endorsed upon the certificate of title and shown on the sketch adjoining.

The land is partly enclosed by walls and fences and stand in relation to the boundaries as shown.

Apart from the abovementioned and fencing irregularities, there are no further visible encroachments by or upon the subject property.

The land in this report has been surveyed for identification purposes only. Prior to additions or further improvements being erected on the subject property we suggest that the boundaries of the land be marked. Full details in relation thereto are shown on the adjoining sketch together with sufficient information for identification purposes.

Yours faithfully,

**JONATHAN C. KEEN & CO. PTY. LTD.**



Jonathan Keen  
Land Surveyor Registered under the  
Surveying & Spatial Information Act 2002.





## 3 | Planning Details

### B3: Commercial Core under Sutherland Shire Local Environmental Plan 2015

#### Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the viability of existing commercial centres through increased economic activity, employment and resident population.
- To create an attractive, vibrant and safe public domain with a high standard of urban design and public amenity.
- To enhance commercial centres by encouraging incidental public domain areas that have a community focus and facilitate interaction, outdoor eating or landscaping.
- To provide for pedestrian-friendly and safe shopping designed to cater for the needs of all ages and abilities.

#### 2 Permitted without consent

Home occupations

#### 3 Permitted with consent

Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Hotel or motel accommodation; Information and education facilities; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Tank-based aquaculture; 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; Biosolids treatment facilities; 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; Pond-based aquaculture; Recreation facilities (major); Resource recovery facilities; Rural industries; Rural workers' dwellings; Semi-detached dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste disposal facilities; Water recycling facilities; Water supply systems; Wholesale supplies

### Key Planning Contacts

**COUNCIL:** Sutherland Shire Council

**TELEPHONE:** 02 9710 0333

**EMAIL:** [ssc@ssc.nsw.gov.au](mailto:ssc@ssc.nsw.gov.au)

**WEBSITE:** [www.sutherlandshire.nsw.gov.au](http://www.sutherlandshire.nsw.gov.au)

**POSTAL ADDRESS:**

Locked Bag 17

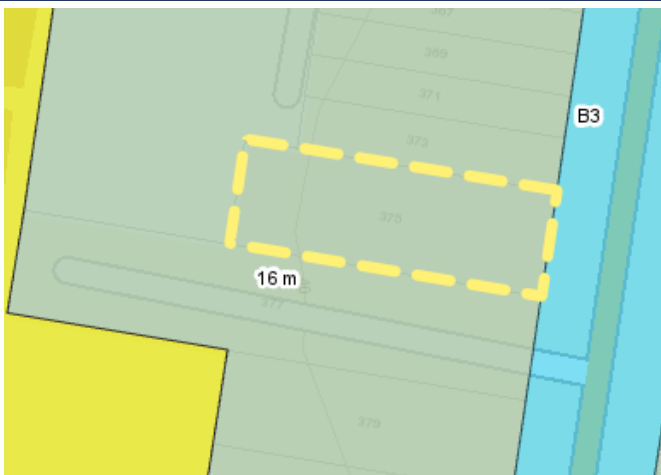
Sutherland NSW 1499

## Planning Controls



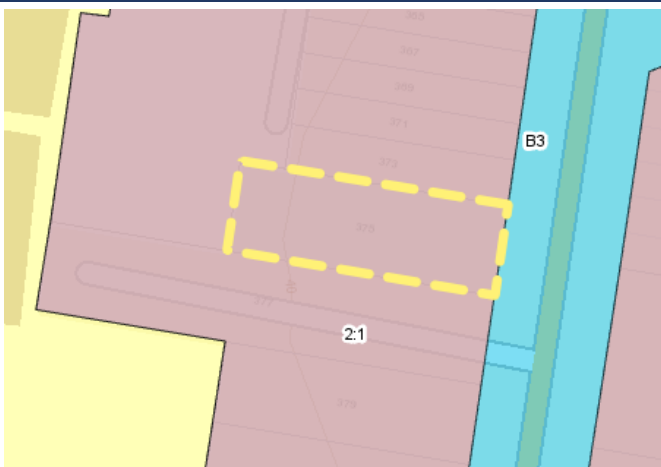
### Zoning

Zone B3 – Commercial Core



### Height of Building

16m



### Floor Space Ratio

2:1

## 4 | Sales Information

### Contract for Sale

Copies of the sale contract are available by contacting the selling agents, whose details are outlined below.

### Open for Inspection

By private appointment

### Auction

23<sup>rd</sup> September 2021 online 1:00pm

### Contact Details

**Hayden Bennett**  
Managing Director  
M: 0477 665 455  
T: 9546 3555  
E: [haydenb@commercial.net.au](mailto:haydenb@commercial.net.au)

**Damen Astey**  
Sales & Leasing Director  
M: 0431 817 616  
T: 9546 3555  
E: [damena@commercial.net.au](mailto:damena@commercial.net.au)



# 5 | Annexures

## Photographs Shop 1



## Photographs Shop 2



### Photographs Shop 3



**Aerial**



## 6 | Disclaimer

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