



Sales / Leasing
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Portfolio
Auctions
Management

**Black Mountain BP Roadhouse, Motel & Residence
Black Mountain (near Armidale) NSW
3174 New England Highway**

Information Memorandum

For Sale by Public Auction





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Available on Request

- Sale Contract
- Copy of Lease
- Depreciation Estimate

Introduction

Burgess Rawson are proud to offer this landmark highway service station, roadhouse & motel property including a 3 bedroom residence, convenience store & restaurant located at 3174 New England Highway, Black Mountain in NSW.

The property will be offered for sale by Public Auction on Tuesday 19 September 2017 at Doltone House, Hyde Park, Sydney at 11:00am.

Burgess Rawson

Since being established in 1975, our Sales, Leasing, Property Management, Valuation and Advisory services fulfill the complete and ongoing needs of our clients. Burgess Rawson has a network of offices throughout Australia and extensive regional partnerships with local property specialists, giving unmatched depth and reach in all commercial property market sectors.

At every stage of ownership, our clients benefit from our specialist knowledge, experience, market insights and advice. Our strong market position, plus our targeted and effective marketing campaigns through a highly qualified database, generates maximum exposure for properties.

Burgess Rawson's iconic Portfolio Auctions are held in Melbourne and Sydney bringing together a diverse range of national commercial and investment grade properties.

Our renowned auction program, together with a large pool of eager, qualified investors continues to generate premium results. With eight, two day Investment Portfolio Auction events held each year, Burgess Rawson are the leaders in the selling of quality property investments.

Based on our knowledge and experience, Burgess Rawson are confident in recommending this property as an outstanding investment opportunity.



Investment Features

- Long 15 year lease over whole site until 2030 plus options to 2050
- Landmark BP Black Mountain Roadhouse & Motel
- Near Armidale, home to a strong population of over 30,000 people
- Exceptional 16,190 sqm site with brilliant access & quality improvements
- Wide highway frontage to New England Highway
- A major part of the Sydney - Brisbane national highway
- Impressive BP branded service station
- Includes 3 bedroom residence, convenience store & restaurant
- Convenient parking for B-doubles & semi trucks
- Net lease, tenant pays outgoings, as per the lease

Site Area

Exceptional 16,190 sqm highway site

Lease

- Term: 15 year lease
- Net lease - tenant is responsible for the payment of outgoings, as per lease

Net Rent

\$180,000 pa + GST

Method of Sale

Public Auction at 11am (AEST)
Tuesday 19 September 2017
Doltone House, Hyde Park,
181 Elizabeth Street, Sydney



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Location

Black Mountain is strategically located 20 minutes north of Armidale on the New England Highway between Armidale and Glen Innes, which is a 50 minute drive further north.

The Region

Black Mountain forms an integral part of the Armidale Regional Council area which is home to a strong resident population of some 30,311 residents and generates some \$1.41 billion in Gross Regional Product.

The city of Armidale differs from most inland regional centres because it has a long-established university, transforming it from a rural town to a sophisticated and cosmopolitan city.

Armidale has a vibrant digital economy, fully fibred to the National Broadband Network, a full suite of community services and a myriad of recreational parks and sporting facilities. Through the University, TAFE, fine independent and public schools the city has become a significant education centre, creating a wider range of jobs and business opportunities than usually found in regional towns.

To the north of Armidale and around 12 minutes north of Black Mountain, Guyra is a vibrant town centred amidst wild and wonderful natural attractions with a friendly, village atmosphere. A town of over 2,200 people, Guyra is located in the heart of the New England High Country on the New England Highway. The Guyra District is unique because it is situated on the uppermost plateau of the Great Dividing Range; from which land falls away to both east and west.

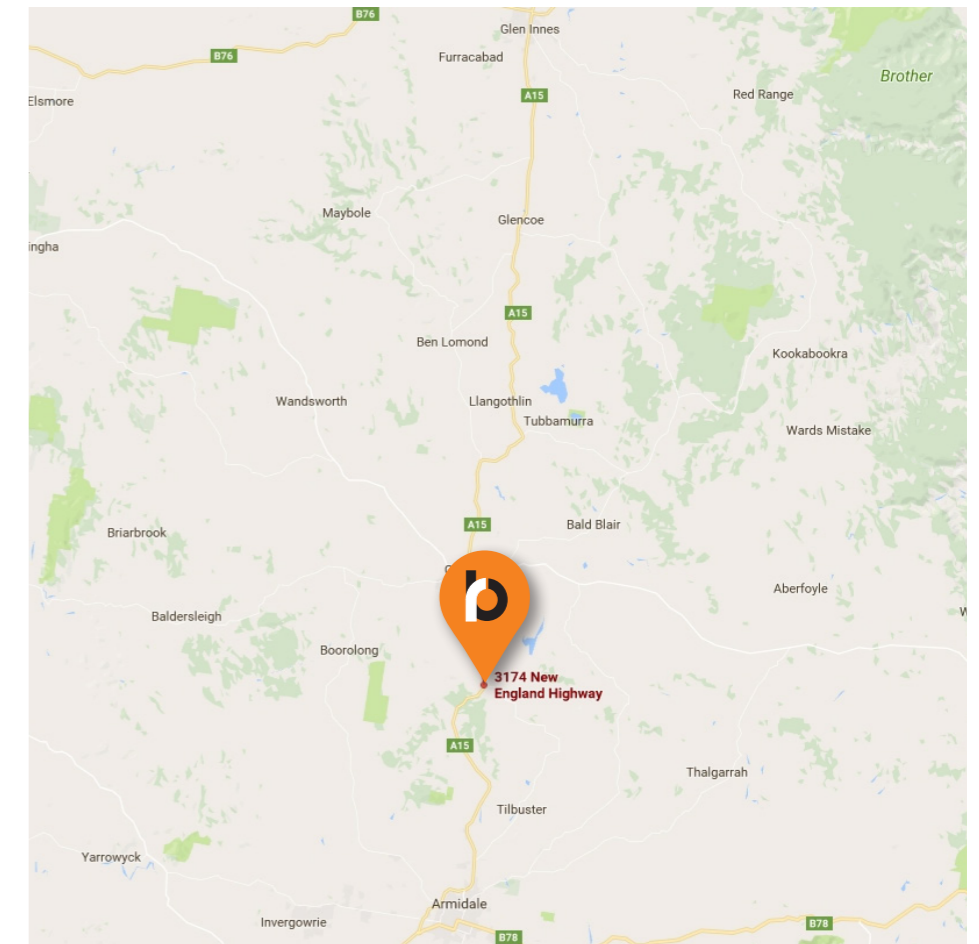
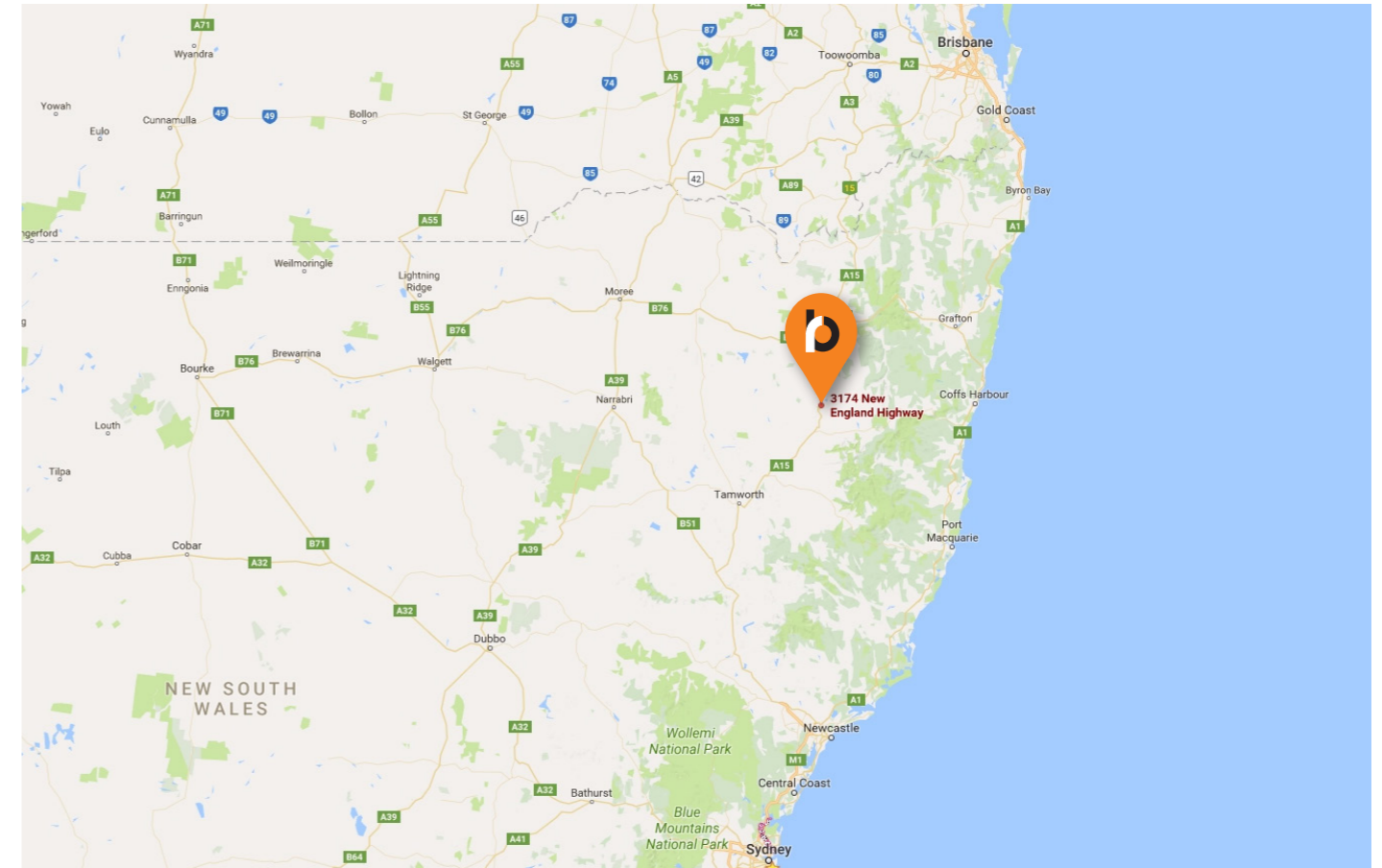
Guyra is fast emerging as a regional centre for agriculture. Quality sunlight, altitude and a small diurnal temperature range has seen a ‘spotlight’ placed on the region as a premier location for large horticulture enterprises. Guyra already houses one of the biggest glasshouse complexes in the southern hemisphere.

The Property

The property is set on an huge 16,190 sqm site with an impressive wide frontage to the New England Highway.

The site comprises of a BP branded Roadhouse including a motel, a 3 bedroom residence, a convenience store and a restaurant forming a major part of the Sydney – Brisbane inland national highway.

The Roadhouse operates 24 hours, 7 days per week and provides convenient access to vehicles including B double and semi trailer trucks heading in both directions.





**Motel
Accommodation**

**3 Bedroom
Cottage**

**Petrol Station,
Store & Restaurant**

Property Details

Address:

3174 New England Highway,
Black Mountain NSW 2365

Title Details:

Lot 1 in DP1136618

Land Area:

16,190 sqm

Zone:

RU1 - Primary Production

Site Description

The property, which is set on an imposing 16,190 sqm site with an impressive wide frontage to the New England Highway, comprises a BP branded Roadhouse including a motel, a 3 bedroom residence, a convenience store and a restaurant which is prominently set on the New England Highway. It provides convenient access to vehicles including B double and semi trailer trucks heading in both directions.

Zoning

RU1 - Primary Production under the Guyra Local Environmental Plan 2012

Objectives of zone:

- To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.
- To encourage diversity in primary industry enterprises and systems appropriate for the area.
- To minimise the fragmentation and alienation of resource lands.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To allow for non-agricultural land uses that will not restrict the use of other land in the locality for agricultural purposes.

Permitted without consent:

- Airstrips; Environmental protection works; Extensive agriculture; Forestry; Helipads; Home-based child care; Home occupations; Home occupations (sex services); Intensive plant agriculture; Roads

Permitted with consent:

- Air transport facilities; Animal boarding or training establishments; Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Educational establishments; Environmental facilities; Extractive industries; Farm buildings; Flood mitigation works; Function centres; Home businesses; Home industries; Industrial training facilities; Information and education facilities; Intensive livestock agriculture; Jetties; Landscaping material supplies; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (outdoor); Research stations; Roadside stalls; Rural industries; Rural supplies; Rural workers' dwellings; Service stations; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Turf farming; Veterinary hospitals; Water recreation structures; Water supply systems

Prohibited

- Advertising structures; Hotel or motel accommodation; Serviced apartments; Any other development not specified in item 2 or 3

For further information visit
<http://www.guyra.nsw.gov.au/>

Property Description

The landmark Black Mountain Roadhouse comprises a BP branded truck stop including a fully licensed restaurant/convenience store, a motel and a 3 bedroom residence.

The main service station building features prominent BP branding and includes Rosie's Diner Restaurant which serves hot meals and provides internal customer dining and takeaway as well as cold drinks, tea and coffee.

The building also includes a convenience store area which is fitted out with retail display racking, drinks fridges and a service counter and includes storage areas, a rear office and an ATM. The store provides groceries, bread, milk and ice creams as well as cold drinks, daily newspapers and auto accessories.

The main building further provides customer amenities including showers.

Adjacent to the main building the property includes a 3 bedroom residence which features modern bathroom and kitchen fittings.

Alongside the residence the site includes motel accommodation which comprises 4 one bedroom self contained units. All units have reverse cycle air conditioning, television and beds, and provide fully furnished accommodation.

Lease Details

Lessee:	Shinza Synergy Pty Ltd ACN 606 405 565
Trading As:	Black Mountain Roadhouse
Lease Term:	15 years
Lease Commencement:	2015
Lease Expiry:	2030
Option Periods:	Four further 5 year options
Rent Reviews:	Annual CPI rental reviews
Outgoings:	Net lease, tenant pays outgoings, as per the lease
Net Income:	\$180,000 pa + GST

Please note that the above information is intended as a summary of the lease agreement supplied and has been represented as accurately as possible. We recommend prospective purchasers make their own enquiries to gain a thorough understanding of the provisions of the lease contained within the Sale Contract.

Tenant Profile



The property is leased by Shinza Synergy Pty Ltd (an experienced multi-site operator) and benefits from BP branding.

BP boast around 18,000 BP-branded sites worldwide. BP employs around 4,700 people in Australia and more than 86,000 people worldwide.

BP have a network of almost 1,300 service stations throughout Australia, including a number of 24 hour

truck stops on the country's major highways.

For further information visit: <http://www.blackmountainroadhouse.com.au/> or <http://www.bp.com/>.



Sale Process

Method of Sale

For sale by
Public Auction
Tuesday 19 September 2017
at 11.00am AEST

Venue:
Doltone House, Hyde Park
181 Elizabeth Street, Sydney



Inspections

All inspections of the property must be arranged by and be in the company of a representative of Burgess Rawson. Confirmed inspections times will be notified in advance by email.

Interstate Bidding

Interstate bidding is available strictly by prior arrangement at one of Burgess Rawson's interstate offices.

Terms of Sale

Deposit of 10% payable upon exchange and the balance upon settlement. It is proposed the property will be offered as a 'going concern'. If the purchaser meets the provisions of the GST legislation the sale will not incur GST.



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Property Management

At Burgess Rawson, we're not only market leaders in investment sales, but did you know that we aim to enhance the value and return of your investment? We provide a strong and sophisticated professional property management team that will ensure long-term success of your asset.

- Our Property Management Department have a nation-wide management portfolio valued in excess of \$2 billion and with market knowledge of all forms of commercial property, we have the ability to manage your property no-matter the type or its location
- Our team prides itself on relationship building with all of our tenants, and has built quality relationships with blue chip companies such as Bunnings, Coles, ING, Liquorland, Woolworths as well as the four major Banks and many small businesses. This skill is paramount in tenant retention, avoiding long periods of vacancy and minimises arrears
- Our experienced team will add value to your asset by taking an investor minded management approach. We will forecast and maximise your return by thinking "return on investment" in all property dealings
- Due to the fact that we manage all forms of commercial, industrial and retail property, we can tailor a management package to suit your individual requirements
- We are commercially minded, monitor expenditure closely & treat each property as if it were our own

- By undertaking regular inspections of all our managed assets to ensure presentation is at its best at all times and through close monitoring of critical lease terms and conditions we ensure that no obligation or detail is missed...minimising risk to our clients.

There are many other ways that our management team can maximise your property's investment return, even in difficult market conditions. To find out how we can help you, please call us today.



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Disclaimer

This Information Memorandum has been prepared in good faith and with due care by Burgess Rawson (NSW) Pty Ltd and if applicable, its conjunctual agent. This disclaimer may also extend to include any other Burgess Rawson Australian office referred to henceforth as "Burgess Rawson".

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Intending purchasers should note:

- In the event of any inconsistency of this property report and the contract for sale of land, the provisions of the contract for sale of land shall prevail.
- The lease details (if applicable) contained in this Information Memorandum are only illustrative of the relevant lease document/s.
- Figures for outgoings and rentals as stated in this Information Memorandum may be based on estimates. Potential purchasers should make their own judgement as to the likely net income.
- The only representations and warranties which have any legal effect will be those that are expressly included in any legally binding contract that may be concluded with a successful purchaser.
- All stated dimensions and areas are approximate.

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- And/or is under any duty of disclosure or fiduciary duty or any obligation to update any information contained in this Information Memorandum or any other written or oral communication transmitted or made available to a recipient, or to notify any person should any such information cease to be correct after the date hereof or the date of provision, as the case may be,
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