



BLUE CHIP **LOCATION** BLUE CHIP **INVESTMENT**

59 Beulah Road, Norwood

Auction to be held onsite on Friday 19 November 2021 at 11.30am



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FETCH PROPERTY is pleased to bring to market a versatile showroom and warehouse space on a large corner allotment in the popular blue-chip eastern suburb of Norwood.

59 Beulah Road in Norwood is your rare generational opportunity to own a highly sought-after asset close to one of Adelaide's premier commercial strips, The Parade.

Just three kilometres from the centre of Adelaide, this corner allotment at the intersection of Beulah and Sydenham Roads boasts two street frontages as well as 818m² of land and a 423m² showroom and warehouse.

This property sits perfectly amongst a diverse portfolio of commercial assets and offers great

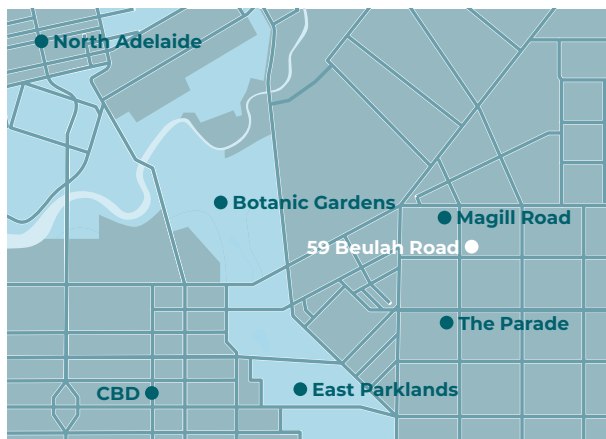
potential as a base for commercial, medical, retail and light industrial operations.

With its seamless blend of commercial and residential properties, Norwood is home to food, fashion and speciality shops and has built a reputation as one of Adelaide's premier suburbs.

Suiting a range of buyers and developers, this outstanding property presents the opportunity to secure a desirable land holding in an area that has seen significant growth over the past decade.

*Measurements are approximations.

KEY MARKET **INSIGHTS**



With its prime location and cosmopolitan lifestyle, Norwood's reputation as one of Adelaide's most popular suburbs is well deserved.

The median house price is **\$995,000** with an annual capital growth rate of **4.49%**.

The Norwood property market continues to represent a strong and stable investment, with investors receiving capital gains of **5.26%** in the past year.

According to the ANZ Property Council Survey, confidence in SA was **137 points in the June 2021 quarter***. This is in-line with the national average yet well above the historic average in the SA market.

SA commercial property yields have been on a downward trend with evidence of compression between prime and secondary trends.

*100 points is considered to be neutral

CBD

WINE CENTRE

SYDENHAM ROAD



ADELAIDE OVAL

BOTANIC GARDENS

BEULAH ROAD

59 Beulah Road



EXECUTIVE SUMMARY

PROPERTY DETAILS

| | |
|-----------------------------|--|
| Address | 59 Beulah Road, Norwood SA |
| Method of Sale | The auction is to be held onsite Friday 19 November at 11:30am (Unless Sold Prior) |
| Certificate of Title | Volume 5450 Folio 430 |
| Planning | Suburban Business |
| Land Use | 2600-Office/Warehouse |
| Location | Corner of Beulah Road and Sydenham Road |
| Site Area | Approximately 818 square metres |
| Building Area | Approximately 423 square metres |
| Description | The subject property comprises a single storey structure of 423m ² . Carparking for 6 cars is available on the site |
| Tenancy Details | Leased to BLK Group Pty Ltd for a three year term expiring on 30 June 2022 |
| Further Details | Fetch Property Romualdo Cicchiello 0452 280 281 |

TENANCY DETAILS

LEASE DETAILS

| | |
|--------------------------|--|
| Lessee | BLK Group Pty Ltd |
| Demised Premises | Allotment 12 Deposited Plan 20347 In the Area Named Norwood Hundred of Adelaide |
| Commencement Date | 1st Day of June 2019 |
| Term | Three Years |
| Expiry Date | 30 June 2022 |
| Commencing Rental | \$104,000 per annum plus GST plus Outgoings |
| Rent Reviews | Annually to CPI |
| Outgoings | Net lease with the Lessee responsible for the payment of all outgoings except land tax |
| Permitted Use | Showroom/office/warehouse |
| Lease Status | Executed |

LAND DESCRIPTION

Dimensions

The land holding is regular in shape and has the following dimensions:

| | |
|------------------------------------|-------------------|
| Northern Boundary Alignment | 35.79 |
| Western Boundary Alignment | 29.07 |
| Southern Boundary Alignment | 35.72 |
| Eastern Boundary Alignment | 28.50 |
| Total Land Area | 818m ² |

PLANNING

| | |
|------------------------------|--|
| Local Government Area | The City of Norwood, Payneham and St Peters |
| Zoning | Suburban Business Zone |
| Desired Outcome | <p>A business and innovation precinct that includes a range of emerging businesses which have low level off-site impacts. Residential development within the area is subordinate to employment uses and generally includes medium-density housing designed to complement and not prejudice the operation of existing businesses.</p> <p>A zone characterised by low-rise buildings with additional height in well serviced and accessible locations.</p> |
| Heritage Issues | Nil |

LOCATION

LOCALITY AND SURROUNDING DEVELOPMENT

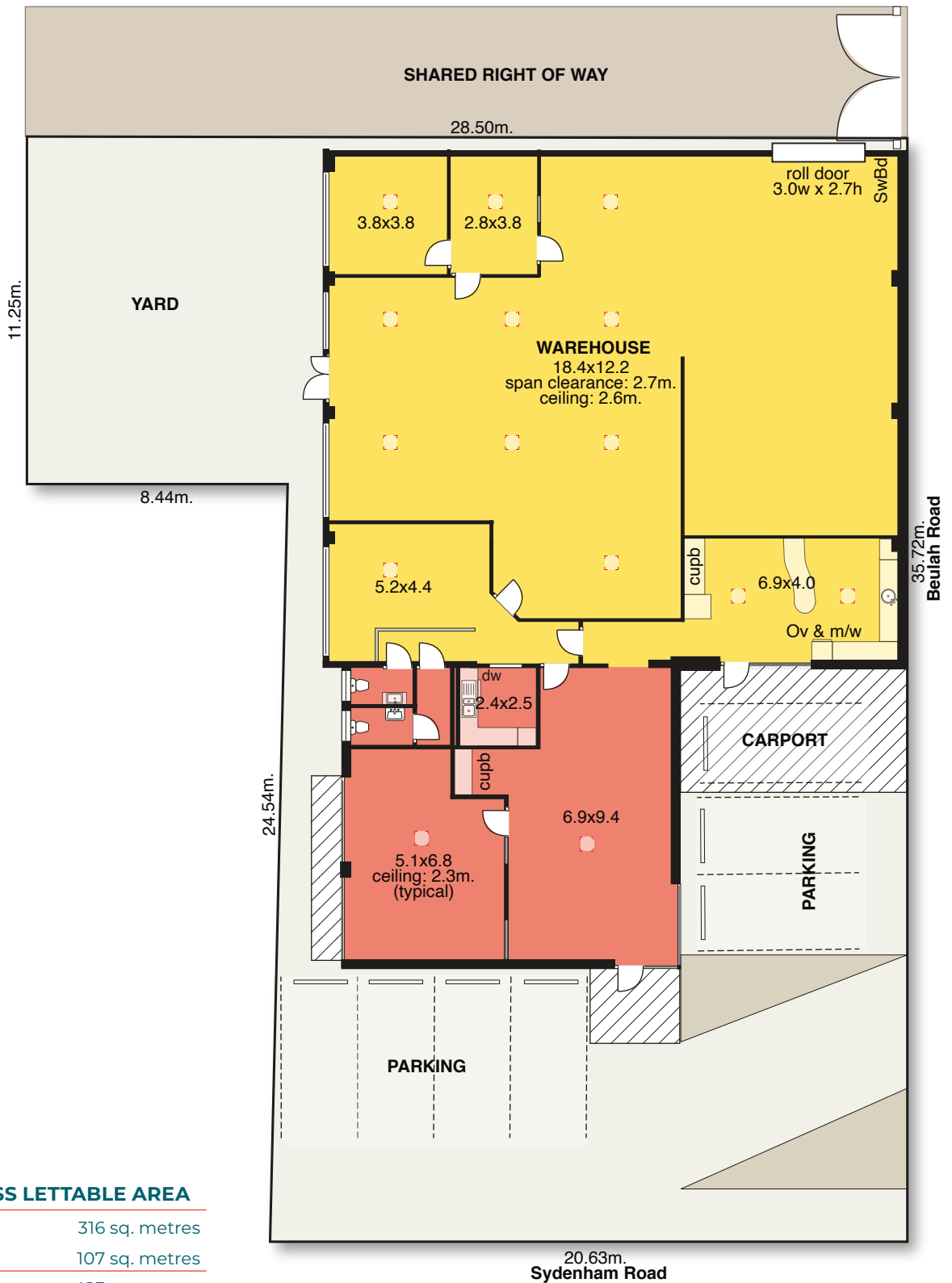
The subject property is located approximately 3.5 kilometres east of the Adelaide CBD with the land holding enjoying frontage to Beulah Road and Sydenham Road. The property is surrounded by a diverse range of commercial and residential assets. Providing the astute investor the opportunity to repurpose the site as a base for commercial, medical, retail or light industrial operations.



ROAD SYSTEM, ACCESS AND EXPOSURE

Beulah Road and Sydenham Road are wide single lane carriageway carrying medium levels of vehicular traffic that is bitumen sealed with concrete kerbing and gutters. On-street car parking is available in the immediate vicinity of the property.

The property also benefits from rear access via a shared Right of Way accessible from Beulah Road.



ESTIMATED GROSS LETTABLE AREA

| | |
|-------------------------|----------------|
| Warehouse | 316 sq. metres |
| Office/Amenities | 107 sq. metres |
| Total Gross L.A. | 423 sq. metres |
| Site (Approx.) | 818 sq. metres |

Complies with the PCA Method of Measurement



59 Beulah Road, Norwood



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Disclaimer

The Form 1 (Property Disclosure Statement) relating to the matters affecting the property may be inspected at the office of Fetch Property Pty Ltd three days prior to the auction and at the place of auction 30 minutes before the sale.

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RLA: 314456