

**Brett Halvorson** Principal

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■ Sales ■ Leasing ■ Property Management ■ Strata Schemes Management

Information Memorandum

# FOR SALE

## Investment Opportunity



**Lot 9 & 10 & 11**  
**127 Gingin road Lancelin**

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Best Start Pty Ltd T/A Brett Halvorson & Associates ABN -56 156 256 307

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## IMPROVEMENTS

127 Gingin Road is a 2 story Commercial Office Retail strata development circa 1987 in the heart of Lancelin.

The subject property is of brick construction with a metal deck roof with Unit 2 & 3 located on the ground floor used for retail and unit 4 on the top floor used for offices. Each level is equipped with a toilet and kitchen.

Additional undercover storage is at the rear of the ground floor units.

Previously the top floor was strata titled into four offices today it has been amalgamated into one strata lot 11.

Th property fronts Gingin road with parking at the front and side of the building adjacent to the sporting fields.

Unit 2 -Lot 9 - 72sqm (98sqm)

Unit 3 -Lot 10 -78sqm (102sqm)

Unit 4 - Lot 11 -196sqm (230sqm)

**Total area 346qm (430sqm )**



## LOCATION

The subject property is approximately 1.5 hr from Perth CBD in the northern coastal town of Lancelin. Lancelin is known internationally for wind surfing competitions and lovely beaches ,cray fishing, swimming and relaxation.

## TITLE PARTICULARS

An estate in fee simple being:

**Lot - 9 Strata Plan 16199 Volume -1803 Folio - 50**

**Lot - 10 Strata Plan 16199 Volume - 1803 Folio - 51**

**Lot - 11 Strata Plan 16199 Volume -4014 Folio -147**

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## TOWN PLANNING

It is our understanding from a discussion with a town planner at the shire of Gingin the lots are zoned "Town Centre". The current use complies.

## ENCUMBRANCES and EASEMENTS

Interests notified on the Strata Plan and any amendments to lots or common property notified thereon by virtue of the Strata Title act.

## SERVICES

All normal services are available and connected to the property including storm water, electricity, telephone, sewerage

The road is bitumen sealed and concrete kerbed as is the parking area in the complex.

## Outgoings 2020-21

Lot 9 & 10

Strata Fee \$1,458 , Shire Rates \$3,816 , Water Rates \$ 2,256

## TENANCY

### **Unit 2 & 3 - Lot 9 & 10**

**Lessee** : Field Two Surf Pty Ltd - Surf Shop.

**Lease** : 2 year lease commencing 25th August 2018

Option periods - 2 x 5 year

First option exercised to 8th August 2021

Rental \$33,924.10 net p.a plus gst

Rent Review annually to CPI and market at thew  
option period

All outgoings paid by the lessee.

**Unit 4 - Lot 11** - Vacant possession

For Sale or Lease

## COMMENTS

Lot 9 & 10 is the well stocked retail Lancelin surf shop with  
lot 11 on the first floor available for office use.

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From discussions with the owner of the top floor lot 11 who built the property we understand there is a need for more casual accommodation to cater to the annual demand not only from holiday makers and back packers but the vegetable and fruit workers who are flown in to work at the avocado farm and vegetable farms and market gardens in the surrounding area.

The owner of lot 11 is happy to assist the purchasers to convert the top floor into a 14 bed hostel with council approval

## **PURCHASE PRICE**

**Lot 9 & 10 - \$510,000** going concern no gst

**Lot 11 - \$720,000** plus gst

To discuss the opportunities and inspect call

Brett - 0414 75 32 32  
08 9246 546

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