



Information Memorandum
For Sale







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Executive Summary

Address	Shops 37 & 38/52 President Avenue, Caringbah
Legal Description	Lot 39 SP72170
Property Type	Retail premises
Building Area*	Shop 37: 229m ² on title Shop 38: 201m ² on title
Parking*	12 allocated basement car spaces between the two shops
LGA	Sutherland Shire Council
Zoning	B3 – Commercial Core under Sutherland Shire Plan 2021
Floor to Space Ratio	2.5:1
Height of Building	20m
Occupancy	Tenanted Investment
Outgoings*	To Be Advised - Paid by tenant
Open for Inspection	By Appointment
Selling Agents	<p>Ryan McMahon Sales & Leasing - Associate Director M: 0429 228 460 T: 9546 3555 E: ryanm@commercial.net.au</p> <p>Damen Astey Sales & Leasing Director M: 0431 817 616 T: 9546 3555 E: damena@commercial.net.au</p>

*Approximate





Key Features



**430m² total internal
floorspace**



**12 allocated basement
car spaces**



**Total NET income of
\$177,800 pa+ GST**



**DA approvals for
both businesses**



**Huge signage and exposure
to 20,000 cars p.a.***



**5 minute walk to Caringbah
Train-Station**



associates
24 5541



FITNESS STUDIO

MYRA'S STUDIO
ACTIVE KIDS NEW
YOGA - PILATES

T's Kitchen

ep 9501 5999

www.ep-phys.com.au



The Asset

Description

CPG are pleased to present to market for sale this corner positioned retail investment, located on the corner of President Avenue and Willarong Road offering two separate titles with 430m² total internal floor-space and new, long-term leases with a combined NET income of \$177,800 pa + GST.

52 President Avenue is in prime position on the adjacent corner to landmark Caringbah Shopping Village (Woolworths) which benefits from the traffic of over 2.5 million people per year, and the Caringbah ALDI site on the other corner, both generating massive levels of traffic and exposure which will be sure to benefit any business operating from the shops being offered for years to come.

Tenancies:

Anchor Tenant (Shop 37) | EP Exercise Physiology | NET income of \$90,000 pa + GST:

One of the Sutherland Shire's most referred and well-known exercise physiology and rehabilitation centres, EP boasts visits from 100-200 clients through its doors each day and has signed a brand-new 20 year lease (5 + 5 + 5 + 5).

Affiliate tenants (Shop 38) | Café and Pilates Studio | Potential NET income of \$115,000 pa + GST from 4 sources;

Shop 38 has always traditionally been a café/food outlet and has the benefit of DA approval for this purpose, currently 2 tenancies are vacant while there is two other sources of income from EP Exercise Physiology using additional space and a beauty therapist.



Property Highlights

- Shop 38: 201m² on title
- Shop 37: 229m² on title
- 12 allocated basement car spaces between the two shops
- Rear lane providing direct access to both shops
- Secure one shop or both
- Total NET income of \$177,800 + GST p.a.
- Secure, NEW long term leases
- Personal guarantees and 3 month security bonds for both tenancies
- CPI annual rental increases
- DA approvals for both businesses
- Huge signage and exposure to 20,000 cars p.a.*
- 5 min walk to Caringbah Train-Station
- Nearby to other major traffic generating businesses such as Woolworths, Coles, McDonald's, Plus Fitness and Caringbah Medical Centre
- Caringbah Oval at rear of property

Outgoings

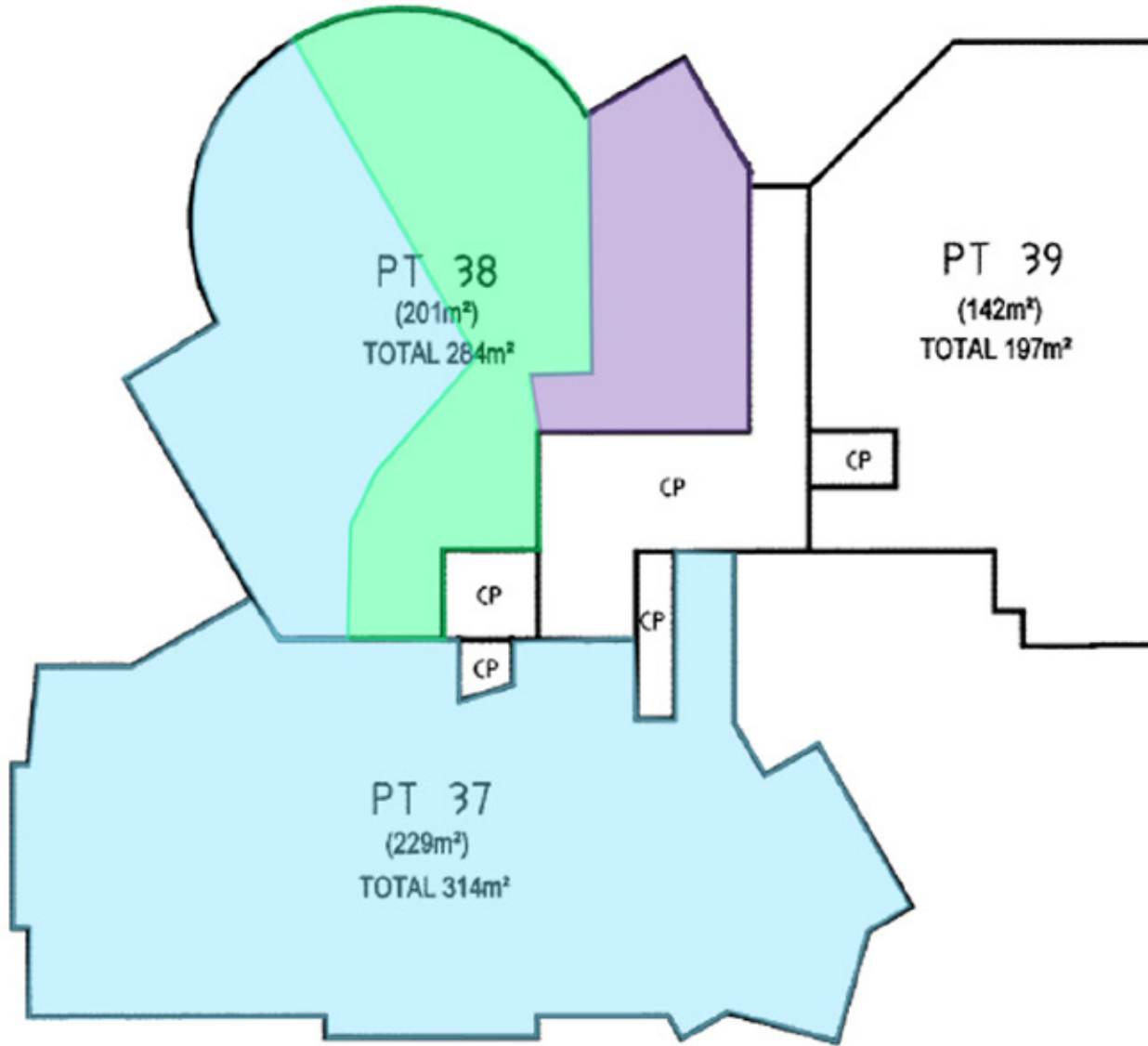
Council Rates*	To be advised
Water Rates*	To be advised
Insurance	To be advised
Land Tax	To be advised
TOTAL*	To be advised

Tenancy Schedule

#	TENANT	ANNUAL RENT	TERM	EXPIRY	ANNUAL INCREASES	OUTGOINGS (PAID BY TENANT)
37	B Fit Australia Pty Limited	\$92,000.00 + GST	5 years + 5+5+5	1st January 2028	CPI	100% of outgoings
38A	B Fit Australia Pty Limited	\$40,000.00 + GST	Monthly	31st June 2022	Market Review	33.3% of outgoings
38B (Cafe)	VACANT	\$46,800.00 + GST				
38C (Pilates)	VACANT	\$26,000.00 + GST				

*Approximate

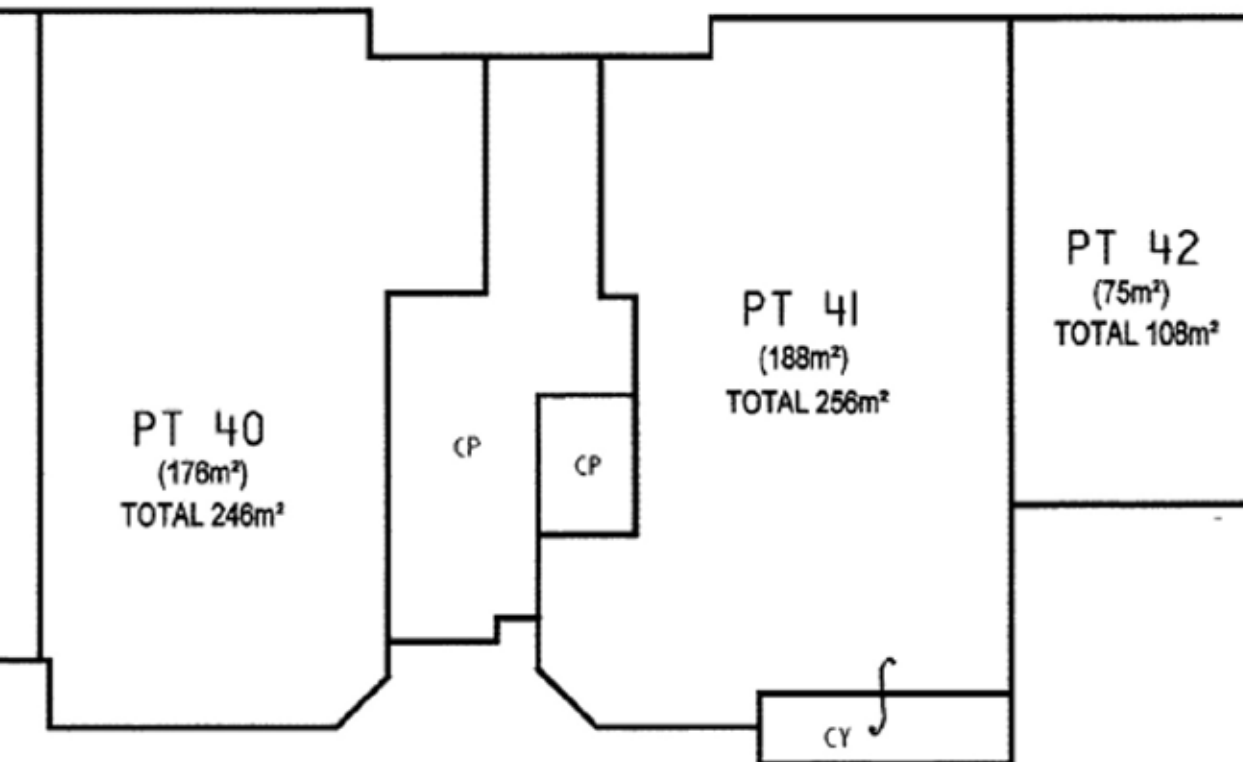
- Gym
- Café
- Retail



GROUND

CP - DENOTES COMMON PROPERTY
 CY - DENOTES COURTYARD

SP72170



MID FLOOR

COURTYARDS WHERE UNCOVERED ARE LIMITED IN HEIGHT TO 2.5 METRES ABOVE THE UPPER SURFACE OF THEIR RESPECTIVE FLOORS.

Reduction Ratio 1:200

Lengths are in metres

[Signature]
 Registered Surveyor 29.1.04

[Signature]
 General Manager/Authorised Person

SURVEYOR'S REFERENCE: 109849SP CHECKLIST

Amended by A. Woolley 2.3.04

Location

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

Caringbah once stretched from Woollooware 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



Caringbah
Train Station

Kingsway

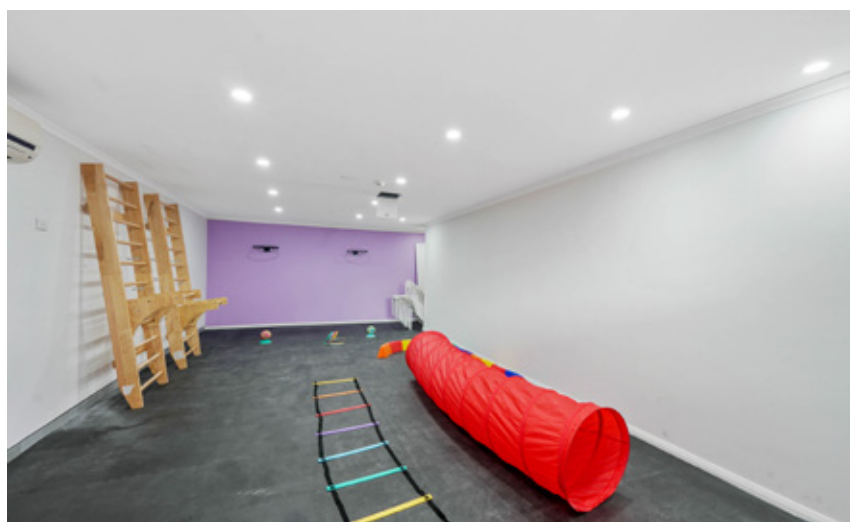
Chemist
Warehouse

President Avenue

SHOP 37 & 38
Caringbah
52 PRESIDENT AVENUE







Planning Details

B4 – Mixed Use under Bayside Local Environmental Plan 2021

1 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; 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

WEBSITE: www.sutherlandshire.nsw.gov.au

POSTAL ADDRESS:

Locked Bag 17

Sutherland NSW 1499

Planning Controls



Zoning
Zone B4 – Mixed Use



Height of Building
20m



Floor Space Ratio
2.5:1





SHOP 37 & 38
Caringbah
52 PRESIDENT AVENUE

Coles

President Avenue

Sales Information

Contract for Sale

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

Open for Inspection

By Appointment

Price Guide

Shop 37 - \$1,500,000.00

Shop 38 - \$1,650,000.00

Contact

Ryan McMahon
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Coles

President Avenue


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An aerial photograph of the Caringbah area in Sydney, Australia. The image shows a mix of residential and commercial buildings, green spaces, and a body of water in the distance. A white callout box with a thin black border is positioned over the station area, containing the text 'Caringbah Train Station'. A white line extends from the bottom of the box to a yellow pin on the ground. The street 'Kingsway' is visible and labeled in white text. At the bottom of the image, the text 'Boundary Indicative Only' is written in white.

Caringbah
Train Station

Boundary Indicative Only



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