

Brett Halvorson Principal

M 0414 753 232 **T** 08 9246 5469

A PO Box 124 Tuart Hill WA 6939 **W** [linkedin.com/in/bretthalvorson](https://www.linkedin.com/in/bretthalvorson)

■ Sales ■ Leasing ■ Property Management ■ Strata Schemes Management

Information Memorandum

FOR SALE

Lot 6 - 386 Wanneroo road Westminster

Impressive Commercial Business Retail Precinct



Strata Lot 6 - 263sqm

Currently operating as a Pizza takeaway & Restaurant

Suitable for

Hospitality - Retail- Office- Showroom/Warehouse

Brett Halvorson & Associates

Email: bhalvorson@iinet.net.au

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

Improvements:

The complex comprises of a modern brick and iron roofed showroom office development with 28 strata titles units and generous parking in front of the buildings.

Strata Lot 6 has been fitted out for a commercial kitchen with tiled flooring ,fluro lighting, suspended ceilings, glazed double entry doors and evaporative cooling with roller door access at the rear.

This unit is self-contained with toilets and a large cool room and freezer. Adjacent to the stove is the small grease trap. For a large catering operation a bigger grease trap may need to be installed

Strata Area : Lot 6 - 263sqm. Ample shared parking onsite



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Title Particulars

From our preliminary investigations the property is described as an estate in fee simple being **Strata Lot 6** on **Strata Plan 17160** and the whole of the land contained is Certificate of Title **Volume 1830 Folio 776**

Town Planning

It is our understanding from a discussion with a town planner at the city of “Stirling” the lot is zoned “Business” the current use complies.

Services

All normal services are available and connected to the property including storm water, electricity, telephone, sewerage and gas with a small grease trap located in the kitchen adjacent to the stove.

The road is bitumen sealed and concrete kerbed

Encumbrances & Easements

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

2- G826715 - mortgage lodged 1998

3 - N464849 Cavaet lodged 2016 by Midland Patisserie

Location

The development is located on the north eastern corner of Wanneroo Road and Amelia Street Westminster opposite the Northlands shopping centre and is some 10km north of the Perth CBD surrounded by a residential area.

Outgoings 2022-23

Water Rates & Usage \$2,364 p.a Strata Levy \$5,119 p.a
Council Rates \$ 3,633 p.a Land Tax TBA

Comments

The owner operator of this successful catering outlet is retiring and eager to sell the property fully equipped . The purchaser can continue to use the premises for hospitality or covert back to a commercial office or showroom/office premises for their business.

Purchase Price \$850,000 plus gst (Sold as is where is basis)

To discuss the opportunities and inspect call

Brett - 0414 75 32 32

08 9246 546

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