



Outlines Indicative Only



INTRODUCTION

207 Nerang Road, Southport provides a unique opportunity to purchase an industrial zoned freehold title on a main arterial road of the Gold Coast.

The property is current tenanted on a month-to-month arrangement with a long standing occupier. The existing rental is considered below market providing immediate upside potential to the purchaser.

The location provides immediate access to Southport Nerang Road which is the main thoroughfare between the M1 Pacific Motorway and the CBD of the Gold Coast.

This property is to be sold via Public Auction on Wednesday 30 August at 10:30am on-site.

Please contact the exclusive agent directly to discuss your interest or to arrange an inspection.



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to view video

JOSH WRIGHT

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EXECUTIVE SUMMARY



ADDRESS

207 Nerang Road
Southport QLD 4215



LEGAL DESCRIPTION

Lot 271 on RP72218



ZONING

Low Impact Industry



EASEMENTS

N/A



LAND AREA

1,194sqm*



BUILDING AREA

637sqm*

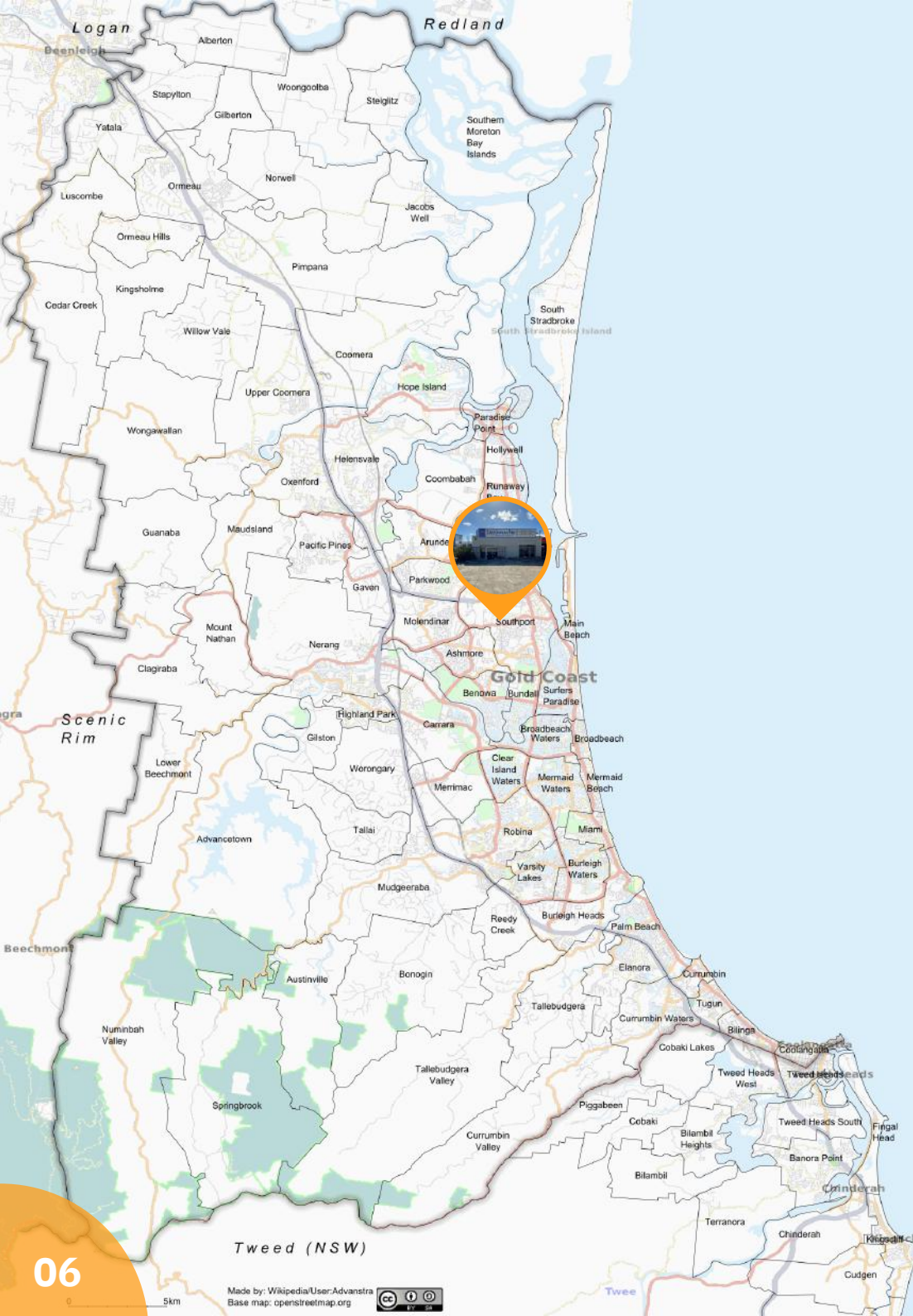


ESTIMATED NET RENTAL

\$72,367.59 plus GST pa*

*Approximate





LOCATION

207 Nerang Road is positioned in the central Gold Coast suburb of Southport.

The property is positioned on the northern side of Southport Nerang Road. The precinct is an industrial hub with neighbouring Minnie Street and Margaret Street. Other notable users within the precinct include multiple automotive repair workshops and the Jaguar Land Rover Dealership.

The location provides convenient access to major arterial roads including Ferry Road and the M1 Pacific Motorway. The Southport School and St Hilda's is only a 6 minute* drive, the apartment precinct of Main Beach is only an 8 minute* drive, providing an affluent catchment area.

A number of successful new industrial developments have been completed in the local area including a 17 unit complex at 23 Margaret Street, five units at 29A Margaret Street, and 10 units at 31 Margaret Street. There is currently a 14 unit "mancave" development being undertaken immediately behind the subject property with the owners intention to hold and lease the individual tenancies.

The Gold Coast population is now over 620,000 (2021 ABS Census) with a diverse population including 29.1% of residents being born overseas. It is proving to be one of the most sought after commercial property investment locations in Australia with high occupier demand and limited commercially zoned areas .

(*Approx.)

Southport CBD

Main Beach

The Southport School

Surfers Paradise





LOW IMPACT INDUSTRY ZONING

USE DEFINITION

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- minimal traffic generation and heavy-vehicle usage;
- demands imposed upon the local infrastructure network consistent with surrounding uses;
- the use generally operates during the day (e.g. 7am to 6pm);
- offsite impacts from storage of dangerous goods are negligible;
- the use is primarily undertaken indoors.

Examples include:

Repairing motor vehicles, fitting and turning workshop.

Note – additional examples may be shown in SC1.1.2 industry thresholds.

Does not include the following examples:

Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry.

(Extract: Gold Coast City Town Plan)





PROPERTY DESCRIPTION

The freehold site benefits from a very useable freestanding building. The structure is of concrete block construction with an insulated metal roof that was replaced in 2020.

The Vendors are not in possession of a building plan. A recent valuation of the property indicates the following building areas:

288sqm showroom
202sqm warehouse
147sqm mezzanine level

It is assumed that the storage mezzanine is in addition to the Council approved area.

There are multiple glass entry doors at the front and side of the building with a high clearance roller door at the rear.

There are four designated car spaces directly in front of the building. The site benefits from easy access from the main arterial road with concrete hardstand at the side and rear potentially suitable for container set down.

Council searches indicate that the property is not subject to flooding. There are no easements over the property. The property is not on the contaminated land registry. A report indicates there is no asbestos present.

The Department of Main Roads has previously acquired properties in the area for the purpose of road widening, however the most recent acquisition was in circa 2008, no offer has been made for the subject property, and the infrastructure project appears to have been removed from the list of projects on the Transport and Main Roads website.



LAND AREA
1,194sqm*



BUILDING AREA
637sqm*

* Approx.



TENANCY SCHEDULE

Tenant Name	Use	Commencement Date	Expiry Date	Term	Options	Bond	Guarantee	Current Rental (per annum)	Notice Period
Regional Marketing Enterprises Pty Ltd	Furniture wholesalers, restoration	10/12/2012	09/12/2016	4 yrs	4 yrs	\$16,500	Richard Capps	\$95,200 including outgoings plus GST	90 days

Notes:

1. When the existing lease reverted to a month-to-month tenancy, the landlords and tenant agreed to provide each other with 90 days written notice should either party want to cancel the lease.
2. The current rental is considered by the marketing agent as below market rates.
3. The stated building area is the total approximate building area as extracted from a recent valuation of the property. The existing mezzanine may be additional to the Council approved area.
4. The above stated rental including outgoings. The outgoings schedule can be viewed on the next page.



**Gross Rental
(per annum)**
\$95,200 plus GST



**Estimated Outgoings
(per annum)**
\$22,832.41 plus GST



**Estimated Net Rental
(per annum)**
\$72,367.59 plus GST

OUTGOINGS SCHEDULE

Non-Recoverable Outgoings

Gold Coast City Council Rates

1 Jul 2022 to 31 Dec 2022 \$5,240.27

1 Jan 2023 to 30 Jun 2023 \$5,240.27

\$10,480.54

Landlord's Building Insurance

One year period \$2,515.22

\$2,515.22

Land Tax

2022-2023 \$9,836.65

\$9,836.65

Total per annum excluding GST

\$22,832.41

Recoverable Utilities

Water & Sewerage Rates

(estimated quarter) \$249.78

10 Aug 2022 to 8 Nov 2022 \$258.41

9 Nov 2022 to 9 Feb 2023 \$272.96

10 Feb 2023 to 16 May 2023 \$276.85

Total per annum excluding GST

\$1,058.00

Notes:

1. The Lessee is also responsible for their own electricity use.
2. All figures have been provided by the landlord.







CONCLUSION

207 Nerang Road, Southport is a highly exposed freehold industrial property. The Sellers have made it clear that they intend to sell at auction

This is an opportunity for an owner occupier, astute investor, or developer to purchase a chunk of industrial zoned land with a very useable building.

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