

IMPERIAL INDIAN TAKEAWAY

ONE NZ STADIUM

CITY CENTRE

*Confidential*

# Information Memorandum for 1/378 Worcester Street, Christchurch **FOR SALE**



**Brian Davey**

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**NAI**Harcourts





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Before proceeding, any prospective purchaser is advised to contact their own legal, accounting or other professional advisors to verify and evaluate the proposal.

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**NAI Harcourts**

Four Seasons Realty 2017 Ltd Licensed Agent REAA 2008

804 Main North Road, Belfast

Christchurch 8051

New Zealand



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# Introduction

1/378 Worcester Street  
Christchurch

The owners of this commercial investment at 1/378 Worcester Street, Christchurch have engaged Brian Davey of NAI Harcourts Four Seasons (Four Seasons Realty 2017 Ltd, Licensed REAA 2008), to seek interested parties.

The information supplied herewith may be commercially sensitive. It is supplied to you on the understanding that you will respect the confidential nature of the information supplied, and will not allow it to be copied, distributed, or disclosed to any other party, other than legal, accounting or financial advisors, without the prior consent of the Vendor. Unauthorised disclosure may constitute a breach of the Privacy Act 1993.

No direct contact should be made with the Vendor without the prior knowledge and consent of the Broker.





# Summary

Location	The property is situated just outside the Four Avenues, conveniently close to the CBD and all that it has to offer.
Legal Description	Lot 1, Deposited Plan 545722 contained in the Certificate of Title 927477 in the Canterbury Registration District
Zoning	Local Centre Zone
Rateable Value	\$320,000
Building Area	54sqm (more or less)
Land Area	60sqm
Estate	Fee Simple (no Body Corp)
NBS Rating	100%

NAI Harcourts exclusive agent Brian is delighted to offer this opportunity for genuine sale and further information will be provided upon completion of a confidentiality agreement.

The information supplied above is a compilation of data supplied by the Vendor and has not been audited. Neither Harcourts Four Seasons 2017 Ltd nor the Broker can accept any liability relating to the accuracy of the information supplied. Any prospective purchaser is strongly advised to seek verification and professional advice before proceeding further.



# In Brief

Positioned close to Christchurch’s CBD, the property is currently tenanted by a well established takeaway business, Imperial Indian Takeaways, specialising in pick-up and delivery services.

Lease Term	3 years
ROR	2 of three years
Final Expiry	25th May 2035
Rent	\$32,760.00 (nett)
OPEX	\$7,342.61

Ideal as a portfolio diversifier or entry into commercial property investment.





*Brian*

## Your Commercial Broker Brian Davey

Brian brings to NAI Harcourts many years of experience in both national and international sales and management within a wide range of industries. Brian has conducted business in some 60 countries, spending five years based in both China and the UK, developing excellent communication skills and multi-cultural understanding along the way.

Having managed businesses in start-up, growth, maturity and decline phases this has provided him with invaluable insight into the operational requirements throughout this progression. He understands that it is important for every business to operate from appropriate premises to provide an efficient workplace, allowing them to operate effectively, in line with the strategy in place.

Business is all about building trusting relationships and this is something Brian takes very seriously. Being a good listener, with a high level of emotional intelligence and keeping the best interests of his clients as his focus, has resulted in Brian building a successful business and maintaining a wide network of loyal clients.

Brian's main focus is on the commercial and industrial real estate market, and he is happy to discuss any related property requirements you may have. Call Brian on 0292323583 to discuss how he is able to help you.

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*We've got*  
**the market covered!**

**NAI Harcourts**

Your home for local property

Four Seasons Realty 2017 Ltd Licensed Agent REAA 2008

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