



# Information memorandum

Marewa, Napier  
112 Kennedy Road

Prepared by Bayleys Napier  
March 2025



Boundary lines are indicative only



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## **PAPERWORK PASSOVER STATEMENT**

This information has been supplied by the vendor or the vendor's agents. Accordingly, Bayleys, Eastern Realty Limited, Kerry Geange and Jodie Woodfield are merely passing over the information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Bayleys, Eastern Realty Limited, Kerry Geange and Jodie Woodfield do not accept any responsibility to any person for the accuracy of the information herein.

# The opportunity

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Bayleys Napier is pleased to offer 112 Kennedy Road, Marewa, Napier for sale by way of Auction at 3.00pm on Friday, 28 March 2025.

Dual income or live in the Napier City fringe and have some of Napier's finest coffee right downstairs. Recently refurbished and strengthened building (to above 80% NBS) in the popular Marewa shopping centre, on the famous tree-lined Kennedy Road just 900m easy walk from the city, and onto the Marine Parade waterfront precinct.

Anchoring the shopping centre, downstairs offers a 115sqm retail space currently leased to local coffee institution Birdy's Coffee House. In addition, amenities and two additional office/storage/retail spaces complete the floor. Secure rear access enters onto a leased carpark area from the service land at the rear of the centre.

Upstairs is a spacious and thoughtfully renovated two-bed residential apartment with dual pedestrian access either to the rear carpark, or via a stairway to Kennedy Road. Loft style windows provide exceptional natural light and a view through to Napier Hill and beyond.

Options meet convenience at this well-located multi-tenancy property. Whether an addition to your investment portfolio, home and income, Air BnB, or a city flat for your kids or parents, this opportunity is not to be overlooked.

Please do not hesitate to contact a member of the project team in regard to any aspect of the content included in this document or to arrange a viewing of the property.



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[bayleys.co.nz/2802965](https://www.bayleys.co.nz/2802965)

# Executive summary

Bayleys present to market a property asset in a great location, with proximity to the Napier Medical Centre, Napier CBD, shopping centres, and supermarkets, providing an opportunity to secure an investment or add-value property.

## The property



### Property address

112 Kennedy Road, Marewa, Napier



### Legal description & record of title

Lot 1 DP 8979 (HBE2/318)



### Floor area

224sqm (approximately)



### Land area

126sqm (more or less)



### Car parking

Two car parks available for lease



### Zoning

Suburban Commercial



### Net income

Market Estimate:  
\$60,000 - \$75,000 + GST



### Tenant/s

Ground Floor:  
Birdy's Coffee House  
First Floor:  
Residential tenant



### Seismic rating

Recently strengthened to above 80% NBS

## The sale process



### Method of sale

Auction (unless sold prior)



### Auction date

Friday, 28 March 2025, 3pm

### Key highlights

1. Location – close to Napier CBD in suburban shopping centre
2. Profile on popular Kennedy Road
3. Premises surrounded by other busy commercial retailers
4. Benefit of the two tenancies having separate entrances

# Investment highlights

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- 01 Great location**  
Just 900m from Napier's CBD in a bustling suburban shopping centre with ample parking.
- 02 Seismic rating**  
The building has recently strengthened to above 80% NBS for peace of mind
- 03 Refurbishment**  
Last refurbishment of both floors occurred in 2021 & 2022
- 04 Exceptional profile**  
Situated on heavily-trafficked arterial route, Kennedy Road with extensive signage opportunities.
- 05 Demand and growth**  
Demand for good quality stock continues to grow in Hawke's Bay from local and national buyers.
- 06 Add value**  
Rent out the residential unit to increase income.





# The location

The property is situated in the Marewa Shopping Centre, approximately 2.5km south of Napier's CBD.

Marewa is a diverse suburb comprising of residential homes, benefiting from several parks and reserves, key amenities and close proximity to the CBD.



## Accessibility

Good, simple access to Napier CBD, industrial and residential zones, and regional transport network



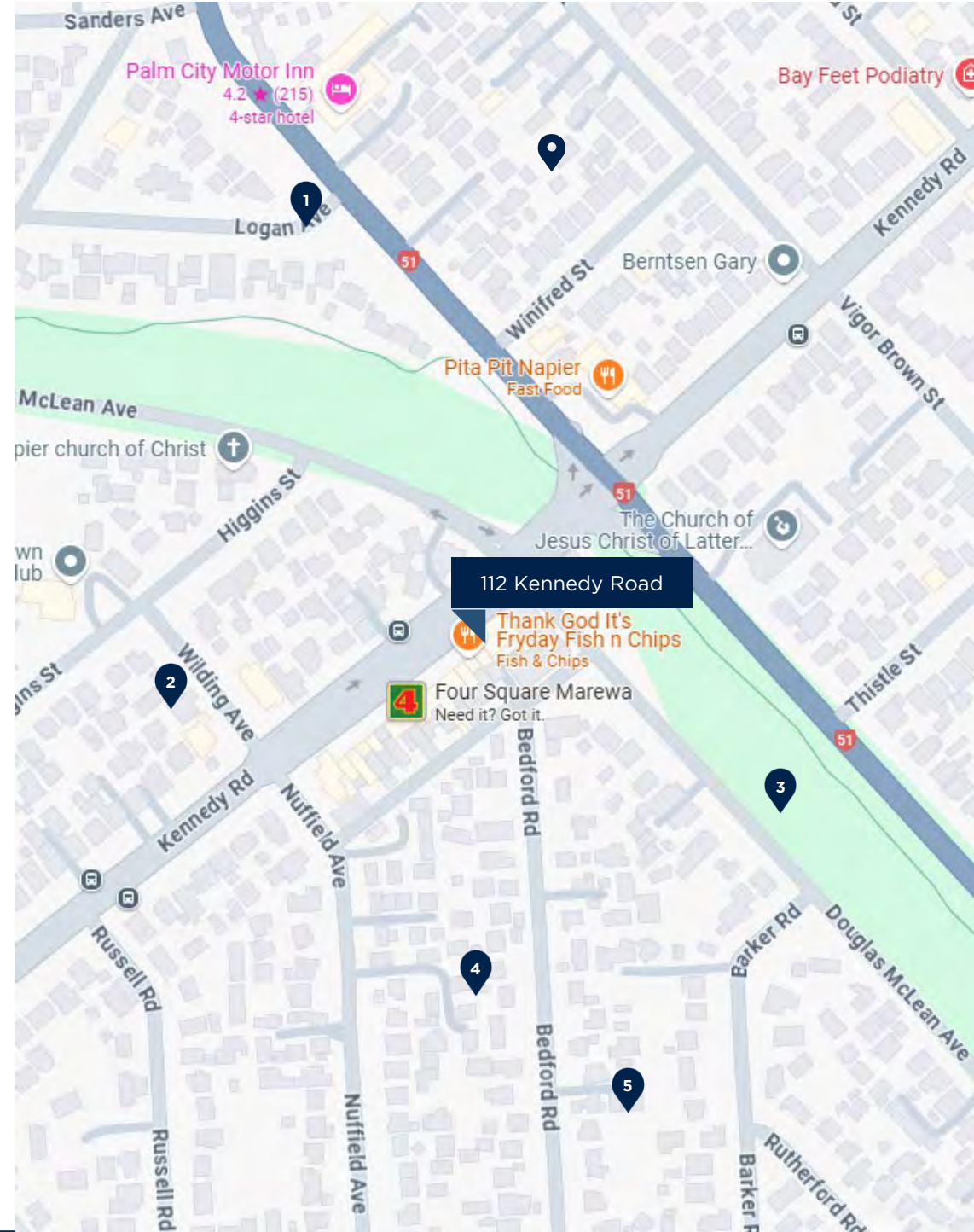
## Location

Situated on heavily trafficked Kennedy Road, a main arterial route to the Hawke's Bay Expressway



## Profile

The property is surrounded by busy commercial premises, including a Four Square, Post Shop, popular liquor store and several fast-food outlets and cafes.





# Legal description and zoning

<b>Record of title</b>	HBE2/318
<b>Legal description</b>	Lot 1 Deposited Plan 8979
<b>Tenure</b>	Freehold Fee Simple
<b>Rating valuation</b>	Land value      \$325,000 Improvements    \$405,000 <b>Capital value</b> <b>\$730,000</b> (1 Oct 2023)
<b>Local authority</b>	Napier City Council
<b>Zoning</b>	Suburban Commercial

## Zoning

The property is located within the Suburban Commercial Zone under the Napier City District Plan, with this zone providing for a wide range of commercial uses. For further or specific planning or land use questions please take advice from the Napier City Council Planning Department.





# The sale process

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**112 Kennedy Road, Marewa is being offered for sale by way of Auction on Friday 28 March 2025 at Bayleys Napier, Valour House, 180 Dalton Street, Napier.**

If you have any questions regarding the content included in this document or to arrange a viewing of the property, please do not hesitate to contact us:



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This Information Memorandum provides preliminary information to assist interested parties with their assessment of the property. For further information about the property sign into MyBayleys and visit [bayleys.co.nz/2802965](https://www.bayleys.co.nz/2802965)



# Appendices

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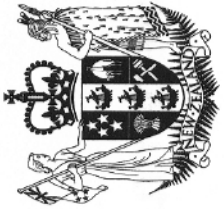
- Title
- Photo Gallery
- LIM Report available upon request

# Appendices

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- Title
- Photo Gallery





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



R. W. Muir  
Registrar-General  
of Land

**Identifier** HBE2/318

**Land Registration District** Hawkes Bay

**Date Issued** 04 October 1972

**Prior References**

HB148/41

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**Estate**

Fee Simple

**Area**

126 square metres more or less

**Legal Description**

Lot 1 Deposited Plan 8979

**Registered Owners**

Manaia Property Developments Limited

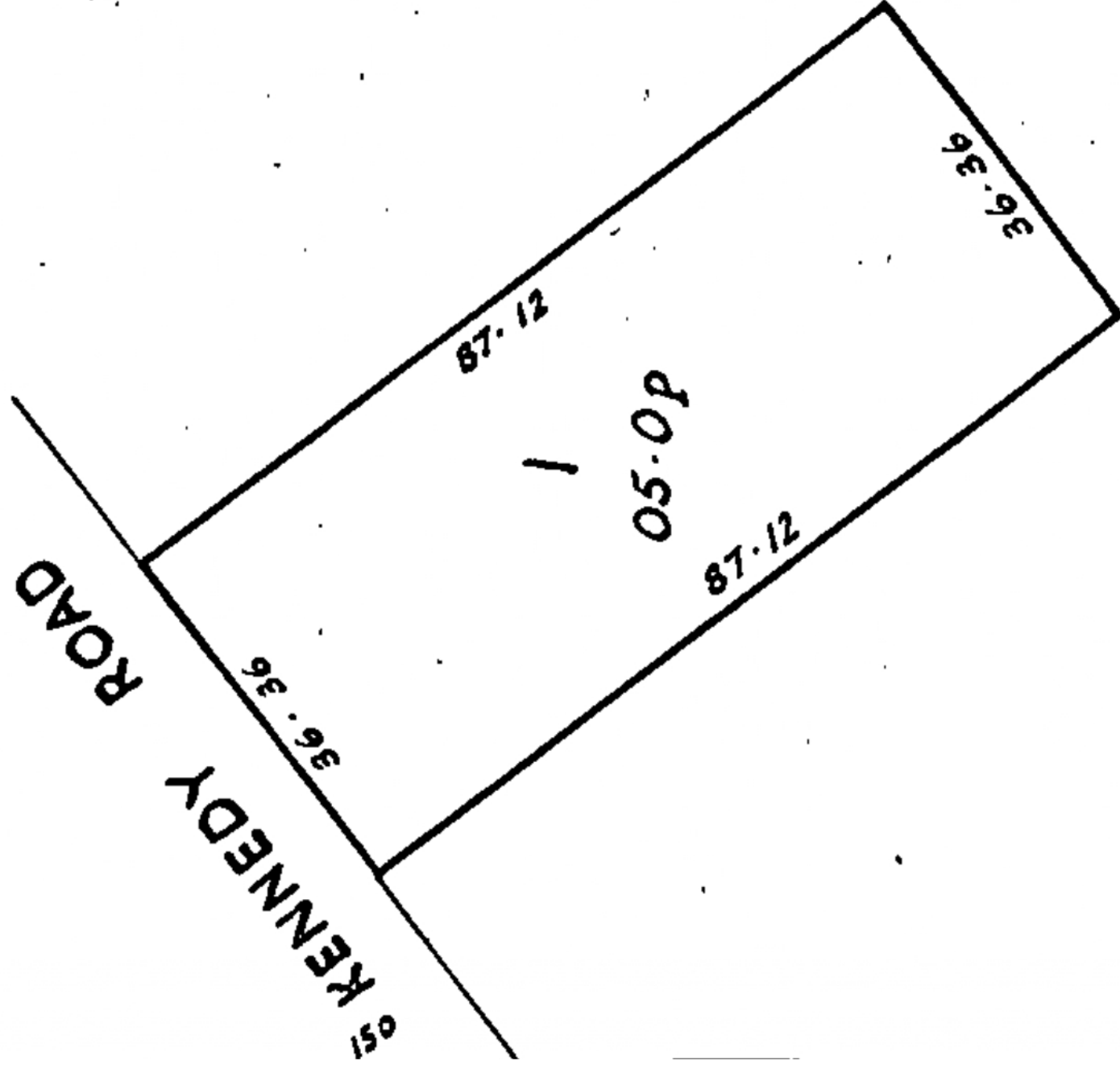
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**Interests**

Subject to party wall rights created by Transfer 134959

Appurtenant hereto are party wall rights created by Transfer 134959

Fencing Agreement in Transfer 5644424.1 - 3.7.2003 at 9:00 am













# Our full-service offerings

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## Bayleys Residential Projects

- Specialises in comprehensive support for residential developments, including market research, pricing strategies, and master plan assessments.
- Expertise in off-plan and new developments to ensure competitiveness in changing markets.
- Provides tailored solutions to optimise returns and minimise risks.



## Bayleys Building Consultancy

- Offers expert building surveying services to optimise property performance.
- Key services: technical due diligence, premises condition reports, development monitoring, and contract administration.
- Focuses on tailored, innovative solutions for property optimisation.



## Bayleys Property Services

- Expert management solutions across property sectors, enhancing tenant satisfaction and asset performance.
- Key services: property management, facilities and risk management, financial management, and corporate occupier services.
- Emphasises seamless management for landlords and tenants.



## Bayleys Valuations

- Provides valuation services across all property sectors for mortgages, financial reporting, and strategic decisions.
- Key services: current market valuations, rental and insurance valuations, and portfolio strategies.
- Renowned for professionalism and market expertise.

Get in touch with your agent, who will ensure you're referred to the most suitable expert for your specific needs.



- Focuses on commercial property management in retail, office, and industrial sectors.
- Key services: financial management, rent and OPEX collection, maintenance, and leasing.
- Over 30 years of market-leading expertise in tailored asset management.



- Leading commercial property finance specialist, offering funding for investments and developments.
- Joint venture with Bayleys and Forsyth Barr, leveraging global and local expertise.
- Services: investment property finance, project underwriting, and capital raising.



- A commercial brokerage specialising in tailored financial solutions for property funding and business acquisition.
- Partnered with Bayleys to provide seamless financing options through a diverse lender network.
- Services range from small-scale loans to complex development financing exceeding \$100M.

**Bayleys Napier**

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