

# Information Memorandum

5/145 Bussell Highway  
Margaret River



## For Sale

**Exclusive Agent**

Barry Granville 0407 572 937  
[barry@margaretriverrealestate.com.au](mailto:barry@margaretriverrealestate.com.au)



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# Executive Summary

|                             |   |
|-----------------------------|---|
| <b>Property Address</b>     | 5/145 Bussell Highway, Margaret River WA 6285   |
| <b>Title Details</b>        | Lot 5 on Strata Plan 022214 Volume 1926 Folio 526   |
| <b>Property Description</b> | 54sqm commercial unit in a single storey commercial strata complex of six units. Direct access from main street with car parking bays out the front and in the near vicinity. |
| <b>Town Planning</b>        | This property is zoned "Town Centre" under the Shire of Augusta-Margaret River's Local Planning Scheme No. 1.   |
| <b>RCode Zoning</b>         | SPA 15  |
| <b>Land Area</b>            | 54 square metres  |
| <b>Car Parking</b>          | 2 exclusive bays + unallocated bays + street parking  |

## CURRENT TENANCY PROFILE

|                    |   |
|--------------------|---|
| <b>Tenant</b>      | Owner occupied or vacant possession available     |
| <b>Annual Rent</b> | Owner willing to establish a lease with new Buyer |

## VARIABLE OUTGOINGS ESTIMATES 2021 - 2022 – all paid for by prospective tenants or owner if owner occupied:

|                    |                                |
|--------------------|--------------------------------|
| <b>Shire Rates</b> | \$2,818.47 per annum (FY21/22) |
| <b>Water Rates</b> | \$ 227.07 bi-monthly (FY21/22) |
| <b>Strata Fees</b> | \$3,000 per annum (FY21/22)    |



## Margaret River

Margaret River is situated approximately 270 kilometres south west of the Perth CBD, and approximately 40 kilometres from the Busselton Margaret River Airport that is set to undergo a \$70 million expansion.

The Margaret River region is one of Western Australia's best tourist draw cards, and is renowned for its wineries, beaches and coastal scenery. Margaret River has developed into a lively regional town with a strong average annual population growth rate of approximately 3.50% since 2013.

The South West of Western Australia continues to be the State's fastest growing region, supported by a significant number of infrastructure projects with a combined value exceeding \$875 million.

The first commercial vineyard was established in Margaret River in 1967 and the region is now home to over 100 wineries as well as numerous craft breweries and distilleries that attract thousands of visitors every year. The region is enriched with a wide range of cultures, characters and activities which support the ever-growing local community.

Margaret River's Main Street Makeover is now complete, which has been redesigned to create an even more enjoyable place to shop, eat, drink and celebrate. The Main Street Makeover incorporates a new Festival Precinct, new cycle lane, beautiful landscaping, street furniture, LED street lighting, public art works and resurfacing of roads and footpaths.

## 5/145 Bussell Highway

5/145 Bussell Highway is located on the main street of Margaret River in the "Wooditchup Centre", a small complex of 6 business outlets. This property provides the ideal location for a commercial investment as it is ideally located to capture high passing traffic at the top end of town. Located in a complex of 6 specialty shops, access is assured with parking available in the close vicinity and exclusive use parking bays at the front of the premises. The premise's 54 sqm interior space is fitted out with carpeting, air conditioning, walled divisions and technology infrastructure, enabling the potential buyer to simply move in their professional/office/consulting business without losing precious trading time.

This is an opportunity to boost your commercial investment portfolio by establishing a lease with the current owner-occupier or obtain vacant possession and commence your new business venture in the flourishing Margaret River main street commercial precinct.



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## Sale Process

5/145 Bussell Highway, Margaret River is being offered for sale at the asking price of **\$324,500** including GST unless sold as a going concern. If sold as a going concern, the GST is not payable and the price will therefore be \$295,000.

Prospective purchasers are invited to contact the exclusive agent below to discuss the opportunity.

To facilitate the consideration of offers, interested parties should include in any offer submitted:

- Name of Buyer
- Purchase Price
- Deposit & Balance of Payment
- Buyer's Solicitor/Settlement Agent
- Special Conditions (if any)

A formal sale contract shall be prepared by exclusive selling agent upon request. Once this offer is signed by the Purchasers, it shall be presented to the Seller for their consideration.

### Further Information

All enquiries in relation to this opportunity are to be directed to the exclusive selling agent:



#### **Barry Granville**

Mobile: 0407 572 937

Email: [barry@margaretriverrealestate.com.au](mailto:barry@margaretriverrealestate.com.au)

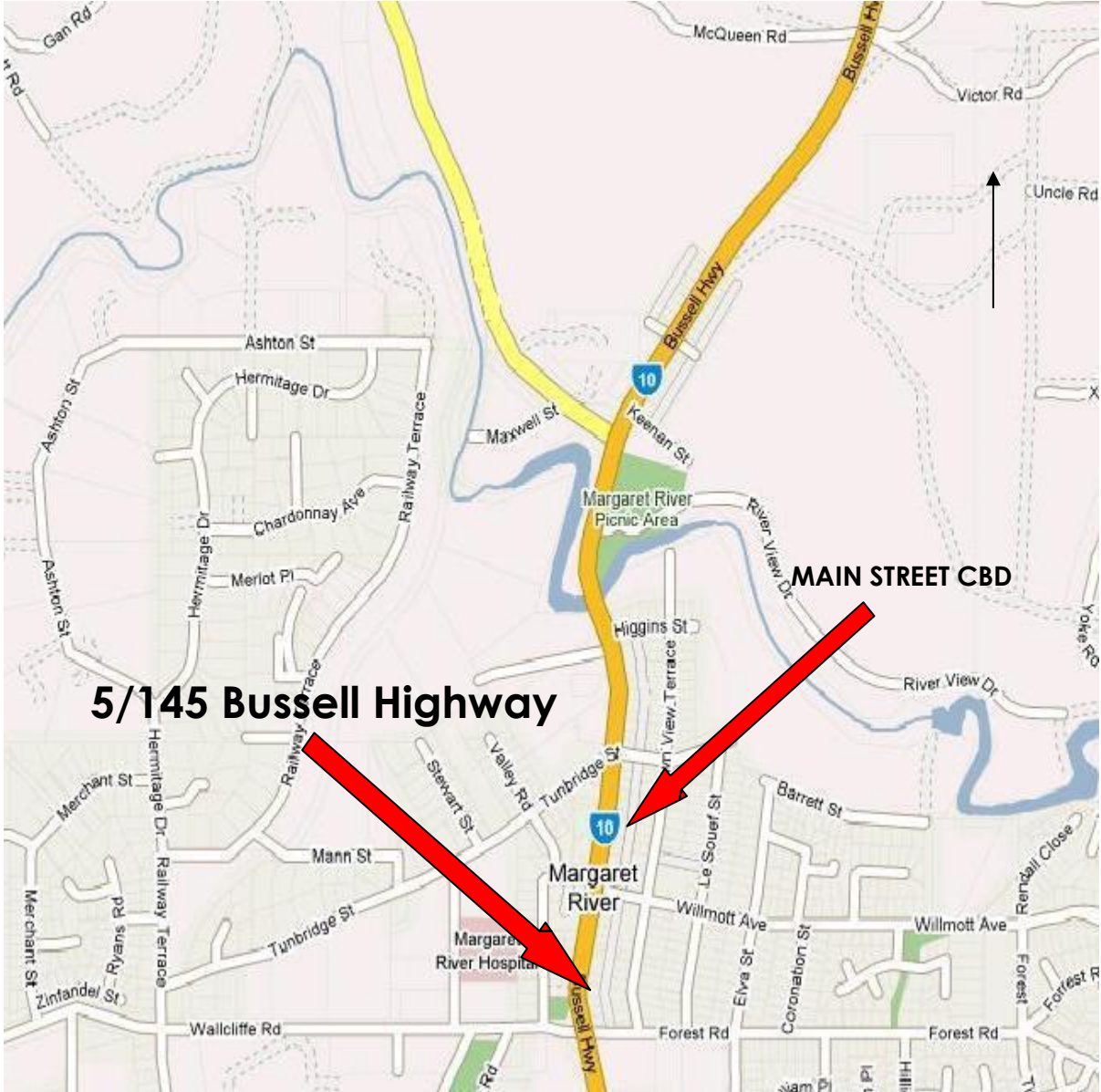


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# Location



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# Aerial Location





# Title

WESTERN



AUSTRALIA

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>5/SP22214</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>     | DATE DUPLICATE ISSUED<br><b>N/A</b> |

## RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893 AND THE STRATA TITLES ACT OF 1985

VOLUME **1926** FOLIO **526**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



### LAND DESCRIPTION:

LOT 5 ON STRATA PLAN 22214  
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

### REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CASELLA NOMINEES PTY LTD OF 5 BURT STREET, BUSSELTON

(T K382354) REGISTERED 18/10/2007

### LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

-----END OF CERTIFICATE OF TITLE-----

### STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP22214  
PREVIOUS TITLE: SP22214  
PROPERTY STREET ADDRESS: UNIT 5 145 BUSSELL HWY, MARGARET RIVER.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF AUGUSTA MARGARET RIVER

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING J431994

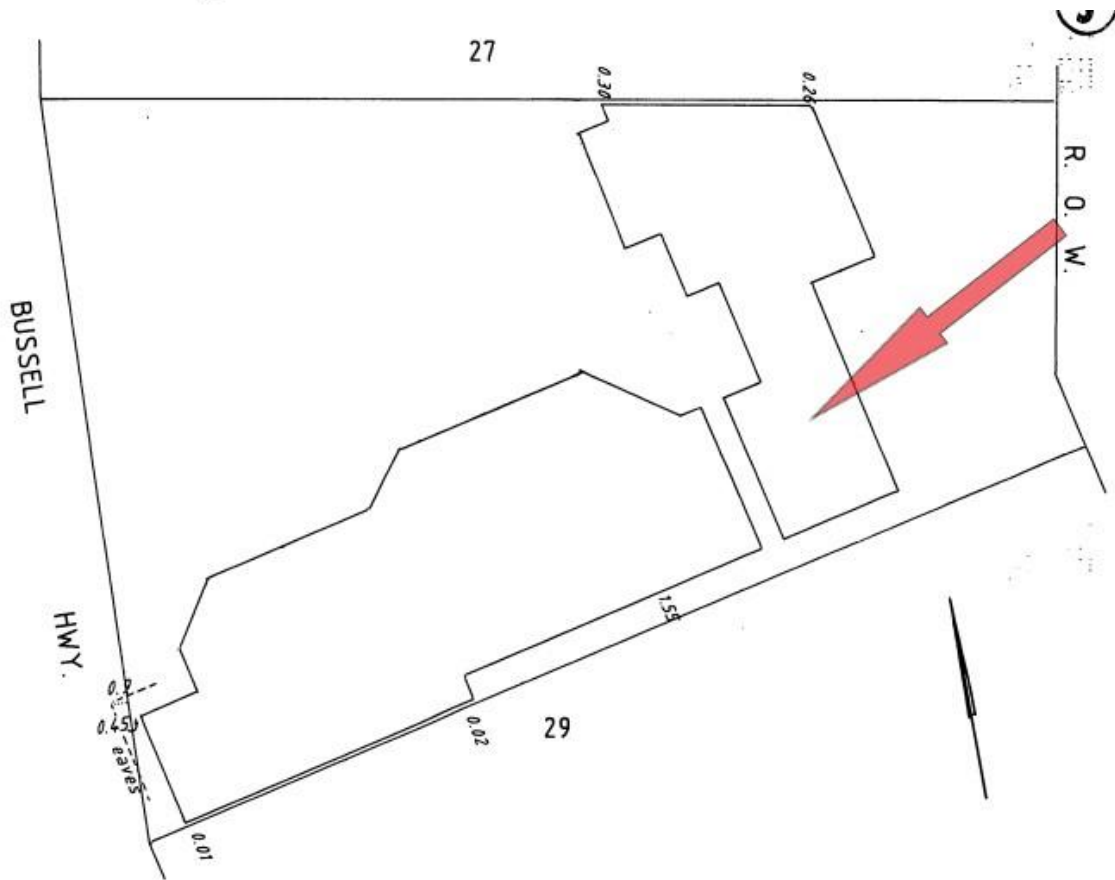
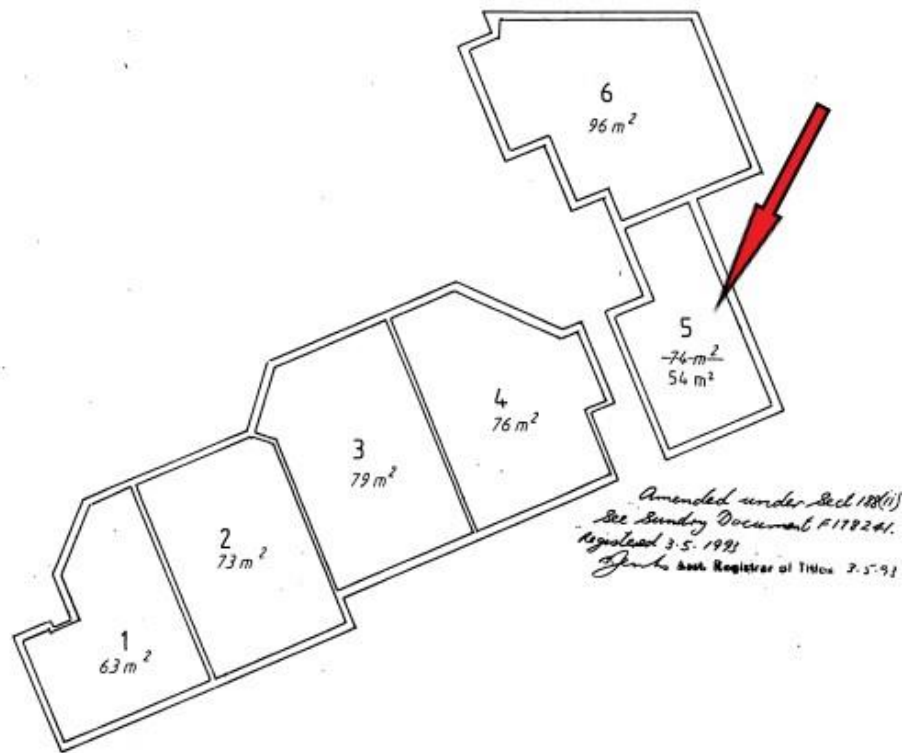


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# Lot Plan



## Disclaimer

Margaret River Real Estate First National (**Real Estate Agent**) is the agent for the Seller.

Whilst every care has been taken by the Real Estate Agent in the preparation of this Information Memorandum, it has been necessary to rely upon materials of third parties.

The Seller and the Real Estate Agent have relied solely on the information available or provided to them. Neither the Seller nor the Real Estate Agent give any guarantee or warranty as to the accuracy or completeness of the information contained in this Information Memorandum and any other information an interested party receives.

Interested parties, before acting in reliance on any information, must conduct their own investigation and analysis of the property for sale and should check the accuracy, reliability and completeness of the information and obtain independent and specific advice from their own professional advisors. Indicative offerors are advised to make their own inquiries and assessment of the nature and quality of the property and its suitability for any purpose for which the purchaser intends to use it, particularly with regard to the performance of a due diligence investigation, at the appropriate time. The Real Estate Agent is available to provide any assistance where able to do so.

No warranties, either expressed or implied, are given in respect of any representation regarding third party companies or individuals as referred to in this Information Memorandum and any other information an interested party receives. Any party wishing to purchase the property offered for sale does so on the express understanding that such an indicative offer and any eventual sale is made following such party's own inquiries only and without reliance in any way upon any representations or warranties expressed or implied, whether verbal or in writing, on the part of the Seller or the Real Estate Agent or any of their employees or representatives and in particular, without reliance in any way on any of the matters contained in this Information Memorandum.

The Seller and the Real Estate Agent disclaim all responsibility for any loss or damage caused by reliance by any person on this Information Memorandum or any representation, warranty or statement made by or on behalf of the Seller or the Real Estate Agent and its associates. This Information Memorandum is confidential and is for the sole use of persons directly provided with it by the Seller or the Real Estate Agent and is not to be reproduced, copied or sent to any other person without the prior written consent of the Seller and the Real Estate Agent.

