

PORTER

COMMERCIAL

Information Memorandum

Dongara Town Centre Land Holding, Western Australia



FOR SALE

**OFFERS
INVITED**

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INTRODUCTION

Porter Commercial, under instructions from the registered proprietors, are pleased to offer For Sale a strategic Dongara Town Centre Commercial Land Holding comprising the following parcels :-

- 25 (Lot 1) Moreton Terrace, Cnr. Hepburn Street
A 2,069 square metre site accommodating the vacant Supermarket and two (2) commercial premises.
- 21 Moreton Terrace, Dongara
A 964 square metre site accommodating the Ray White Dongara Real Estate Office and two (2) other commercial premises.
- 18 (Lot 15) Smith Street, Dongara
A 875 square metre commercially zoned site improved with a bituminised, curbed and drained car park plus a commercial building pad to the road front.

Together these properties offer a significant land holding with existing income and exceptional upside from refurbishment or redevelopment.

OVERVIEW

- Property: 21 – 25 Moreton Terrace, Dongara
- Legal Description: Lot 1 on Diagram 69791 being the whole of the land in Certificate of Title Volume 2065 Folio 584.
Lot 16 on Diagram 90155 being the whole of the land in Certificate of Title Volume 2065 Folio 583.
- Property Description: Town Centre landholding improved with ex. Supermarket building, Ray White Real Estate, four (4) other commercial premises and a separate development site.
- Building Area: Total of 1,182.19 square metres (approx.).
- Land: A total site of 3,908 square metres.
- Sale Basis: Offers invited.



TENANCIES

Shop	Tenant	Area	Lease Expiry	Option	Current Rental p.a.
<u>25 Moreton Tce</u>					
1 & 2	Vacant	639.47m ²	-	-	-
3	Vacant	116.70m ²	-	-	-
4	Sport & Tackle	114.80m ²	28.06.2027	-	\$24,127.00
<u>21 Moreton Tce</u>					
1	Ray White Real Estate	139.72m ²	30.11.2024	-	\$35,390.00
2	Acupuncture	85.75m ²	31.08.2024	-	\$7,020.00
3	Dance Studio	85.75m ²	31.08.2024	-	\$7,020.00

- *Note: The above figures are exclusive of GST.*
- *Rents are inclusive of outgoings. Sport & Tackle pays rates & taxes.*



TITLE PARTICULARS

21 Moreton Terrace – An Estate in Fee Simple being Lot 16 of Diagram 60155 contained in Certificate of Title Volume 2065 Folio 593. Registered on Title is an Easement Benefit over adjoining Lot 1 and an Easement Burden in favour of Lot 1. Such Easements are a Right Of Way between the two (2) landholdings and which are marked on Title.

25 Moreton Terrace – An Estate in Fee Simple being Lot 1 of Diagram 69791 contained in Certificate of Title Volume 2065 Folio 584. Registered on Title is an Easement Benefit enjoyed over the adjoining Lot 16 and an Easement Burden in favour of the adjoining Lot 16. The Easement refers to a Right Of Way which is marked on Title.

18 Smith Street – An Estate in Fee Simple being Lot 15 of Diagram 90155 contained in Certificate of Title Volume 2065 Folio 581. There are no encumbrances registered on Title, however, physically the property does share a driveway with the adjoining vacant Lot 63.



PROPERTY HIGHLIGHTS

- Dongara is a well-established Town Centre, important Cray Fishing Port and popular tourist destination, located 351 kilometres on the coast to the North of Perth City.
- The property represents a substantial landholding in the Dongara main street and comprises a total of six (6) separate tenancies with sound holding rental income.
- Available vacant spaces offer opportunity for additional income development or owner/occupation.



SALE DETAILS

Offers are invited for the property. 21 & 25 Moreton Terrace are able to be sold as a “going concern” and therefore their sale will be GST exempt. 18 Smith Street must be sold with GST payable in addition to the purchase price.

Additional documents are available upon request.

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Disclaimer:

Whilst every care has been taken to the preparation of these particulars, the information has been supplied to us and no warranty is able to be given as to its accuracy. Accordingly, all prospective purchasers should rely upon their own enquiries. These particulars in no way constitute part of either an offer or a contract on behalf of the agent or the owner.