



## High Yielding Retail Redevelopment Opportunity

Retail

Bunnings Warehouse Kempsey North 123 Smith Street, Kempsey, NSW 2440

**Floor Area:** 2,892 m<sup>2</sup>

### Property Description

- **Flexible B3 – Commercial Core zoning**
- **Fixed 3% Annual Rent Reviews**
- **100% Leased to Bunnings**

Colliers is pleased to offer for sale Bunnings Warehouse Kempsey North. Bunnings Warehouse Kempsey North is secured by a lease to Bunnings until 2024, providing an immediate secure income stream, while allowing investors the flexibility to plan the future redevelopment of the site. The lease features fixed annual reviews and a net lease structure, requiring minimal management.

The large 6,947 sqm site benefits from significant 44 metre frontage to the major thoroughfare in Kempsey, Smith Street, and is surrounded by complementary retailers including McDonald's, KFC, Repco, Reece Plumbing and Supercheap Auto.

Retail Investment Highlights:

- Flexible B3 – Commercial Core zoning allows for a multitude of future uses
- Fixed 3% Annual Rent Reviews and net lease structure
- Substantial 6,947 square metre land holding
- High Exposure Site with 44m frontage and access from Smith Street
- Ideally located in the retail and commercial heart of Kempsey on the NSW mid-north coast
- 100% Leased to Bunnings, a Subsidiary of Wesfarmers, a Top 10 ASX Company

Bunnings Kempsey North is being offered for sale via Expressions of Interest,...

**For Sale**

Please contact agent



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