

# MARKET APPRAISAL

435 WOOLCOCK STREET, GARBUTT QLD 4814

(ALSO KNOWN AS 8 SCHMID STREET, GARBUTT QLD 4814)



Prepared for  
Lovisa Services Pty Ltd  
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# MARKET ESTIMATE

Knight Frank has pleasure in providing a market appraisal for the property located at 435 Woolcock Street, Garbutt Qld 4814

In brief, the property consists of the following:

<b>Property Address</b>	<b>435 Woolcock Street, Garbutt Qld 4814</b> (Also known as 8 Schmid Street, Garbutt Qld 4814)
<b>Real Property Description</b>	L25,34 on RP721782
<b>Land Area</b>	2,024sqm*
<b>Property Description</b>	<p>The total building area is 967sqm* which is comprised of 839sqm* of warehouse space and 128sqm* of office space which is comprised of 4 divided office areas, a showroom and a storage room. 2 roller doors measuring 3.6m (Width) x 2.7m (Height) are located to the right hand side of the Woolcock Street entrance providing easy access to the warehouse. The tenancy also includes a 2 ton overhead crane &amp; hard stand.</p> <p>The property is situated within Townsville's Industrial Hub of Garbutt with a convenient second point of entry via Schmid Street. The site has car parking fronting the Woolcock street entrance and on street parking via Schmid Street.</p>
<b>Zoning</b>	Medium Impact Industry Zone
<b>Local Authority</b>	Townsville City Council
<b>Achievable Lease Rate</b>	\$96,700 - \$106,370 pa gross + gst (\$100 - \$110/sqm)
<b>Achievable Sales Price</b>	\$1,150,000 (excluding gst)

\*Approximately

# MARKET EVIDENCE



Address: 8-10 Mackley Street, Garbutt Qld 4814

Land Area: 4,271sqm\*

Building Area: 1,465sqm\*

Lease Rate: \$100,000 pa gross + gst

Date: May 2018



Address: 593 Ingham Road, Mount St John

Land Area: 9,269sqm\*

Building Area: 1,724sqm\*

Lease Rate: \$150,000 pa net + gst

Date: October 2018



Address: 49-51 Jay Street, Mount St JOHN

Land Area: 2,024qm\*

Building Area: 740sqm\*

Lease Rate: \$87,000 pa gross + gst

Date: September 2018

\*Approximately

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