221 FLINDERS STREET, TOWNSVILLE CITY

HOUSE OF THE RISING CRUST – DONUT MISS THIS OPPORTUNITY

INFORMATION MEMORANDUM

Colliers INTERNATIONAL

Accelerating success.

CONTENTS

01	INTRODUCTION	3
02	EXECUTIVE SUMMARY	4
03	LOCATION	5
04	AERIALS	6
05	PHOTOS	7
06	SERVICES PLAN A	11
07	FLOODING MAP	12
08	ZONING	13
09	INSURANCE	15
10	RATES NOTICE	16

01 INTRODUCTION

This property has undergone a major refurbishment only a few years ago when it was transformed for Pie Face then Pie House. More than $250,000 was spent on the upgrade and equipment which is all included.

Its boasts a prominent location in the entertainment precinct of Flinders St East. The ground floor offers 85 m2 and is fitted to a high standard with café, kitchen, internal sitting areas as well as a license area on the footpath, alfresco style. The first floor has been fitted out for the Donut Room which includes a large preparation area as well as ample dining area.

Towards the rear of the first floor is all the amenities and a 31 m2 courtyard for outdoor dining. Above the courtyard is the 120 m2 office / residence which offers storage areas, laundry, 2 bed unit, amenities and office space.

Additional information relating to the offering can be made available upon request by contacting:

Shaun McLaren
Executive | Commercial & Industrial
Mob +61 439 708 449 | vCard
Main +61 7 4722 2444 | Fax +61 7 4721 2811
shaun.mclaren@colliers.com

Colliers International
Federation Place - Level 1, 42 Sturt Street | Townsville, QLD 4810 | Australia

www.colliers.com.au

02 EXECUTIVE SUMMARY

ADDRESS:

221 Flinders Street East, Townsville City QLD 4810

TITLE DETAILS:

RPD: Lot 1 on RP 701615

Parish of Coonambelah, County of Elphinstone

Title Reference: 20971126

ZONING:

Principal Centre (CBD)

LAND AREA:

306 m^2*

BUILDING AREA:

300 m^2*

OUTGOINGS:

Council Rates: $13,679.78 pa

Building Insurance: $7,311.18 pa

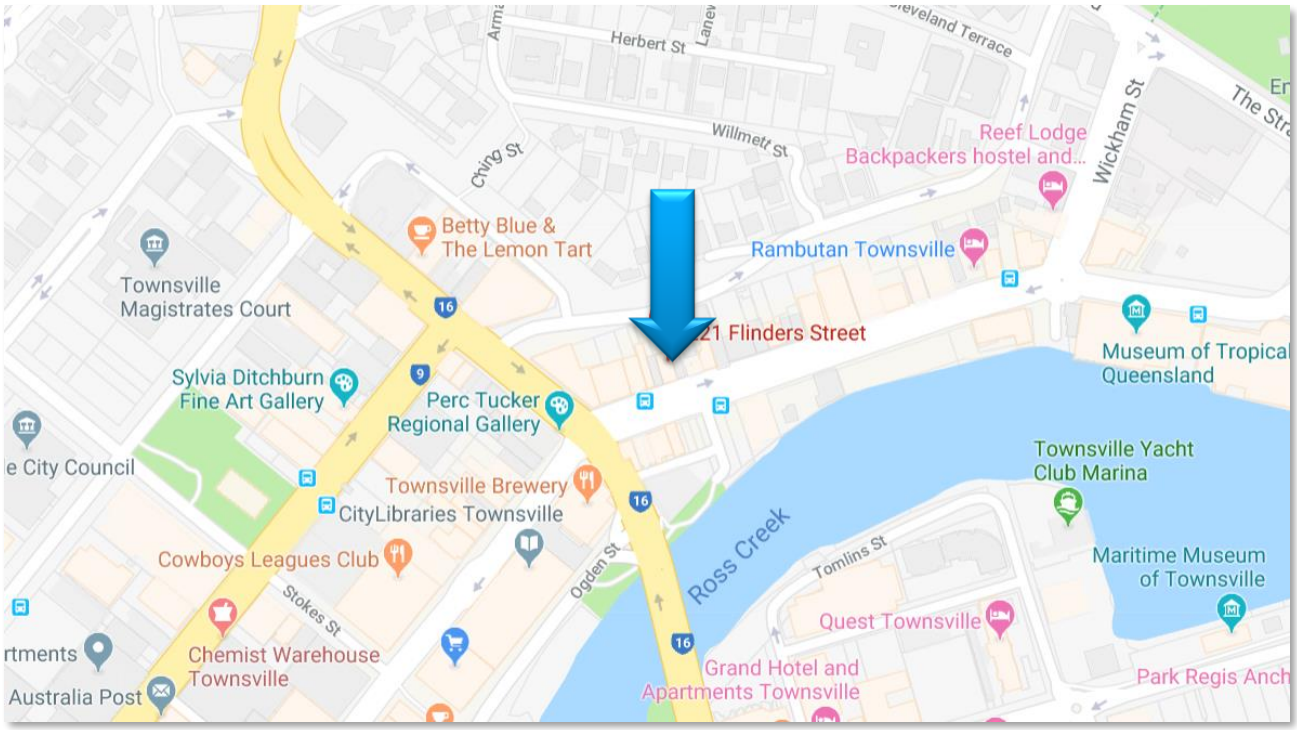
SALE DETAILS:

Online Auction: Bidding commences Wednesday 25 November at 9.00am. Bidding closes Thursday 26 November at 7.00pm (Grays Online)

WWW.GRAYSONLINE.COM/LOT/0001-7028569/COMMERCIAL/P-221-FLINDERS-STREET-EAST-TOWNSVILLE-CITY-QLD-4810

03 LOCATION

Belgian Gardens
Strand Park
Bay
The Ville Resort-Casino
Gregory St
221 Flinders Street
Castle Hill Lookout
Harold St
Townsville
Archer St
West End
South Townsville
Flinders St
CastleTown Shoppingworld
Boundary St
Southern Port Rd


Herbert St
Willmett St
Irving St
Reef Lodge Backpackers hostel and...
Wickham St
Betty Blue & The Lemon Tart
Rambutan Townsville
Townsville Magistrates Court
221 Flinders Street
Museum of Tropical Queensland
Sylvia Ditchburn Fine Art Gallery
Perc Tucker Regional Gallery
Townsville Yacht Club Marina
Townsville Brewery
CityLibraries Townsville
Cowboys Leagues Club
Ross Creek
Tomlins St
Ogden St
Maritime Museum of Townsville
Stokes St
Quest Townsville
Chemist Warehouse Townsville
Grand Hotel and Apartments Townsville
Australia Post
Park Regis Anch

04 AERIALS

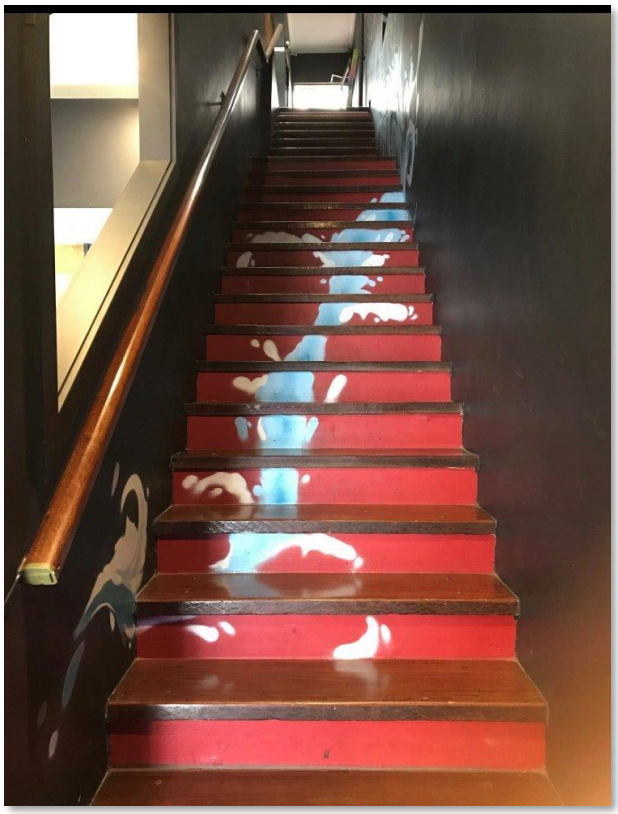
Magnetic Island
Jezzine Barracks
The Strand
Castle Hill
CBD
221 FLINDERS STREET
The Ville Casino & Resort
Townsville Port
Cruise Ship Terminal
Central Village
NQ Stadium
V8's Supertrack
** Boundaries indicative only
----- Waterfront Priority Development Area

05 PHOTOS

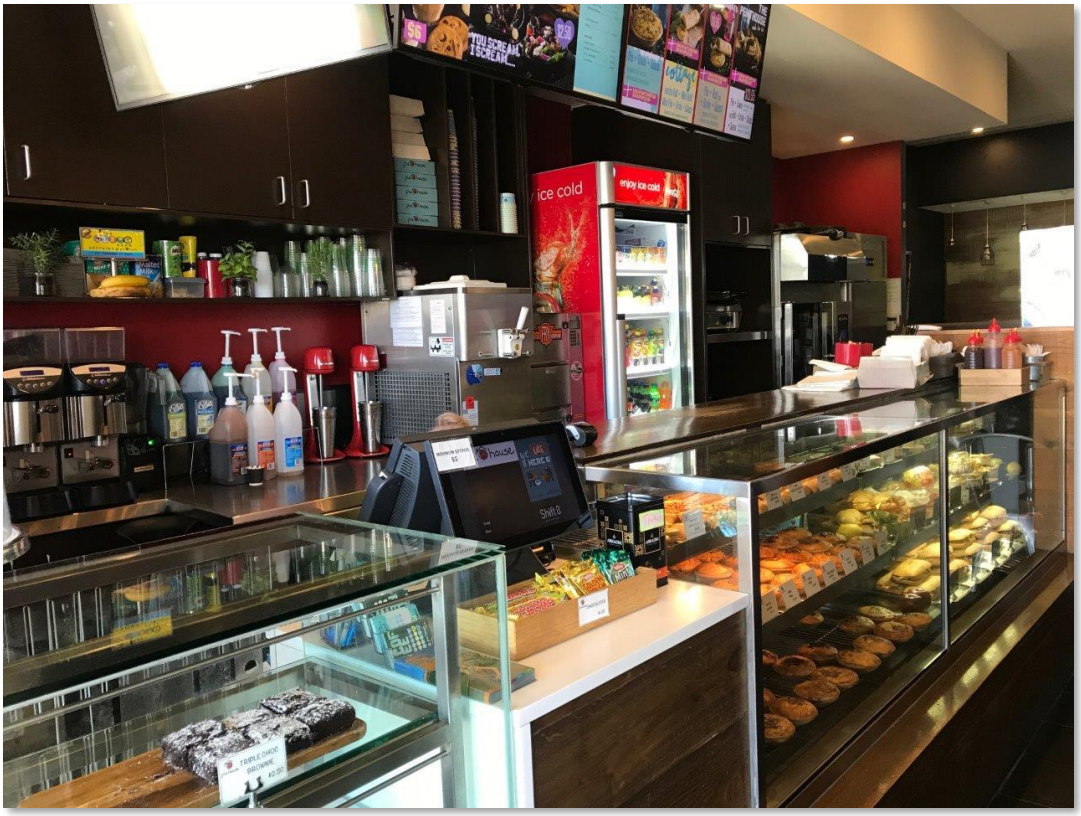
4772 5155
AVAILABLE | AFFORDABLE
pie house
The Great
Jewel o
atm

Welcome TO OUR HOUSE

pie house
pie house
atm
ESPRESSO
COFFEE

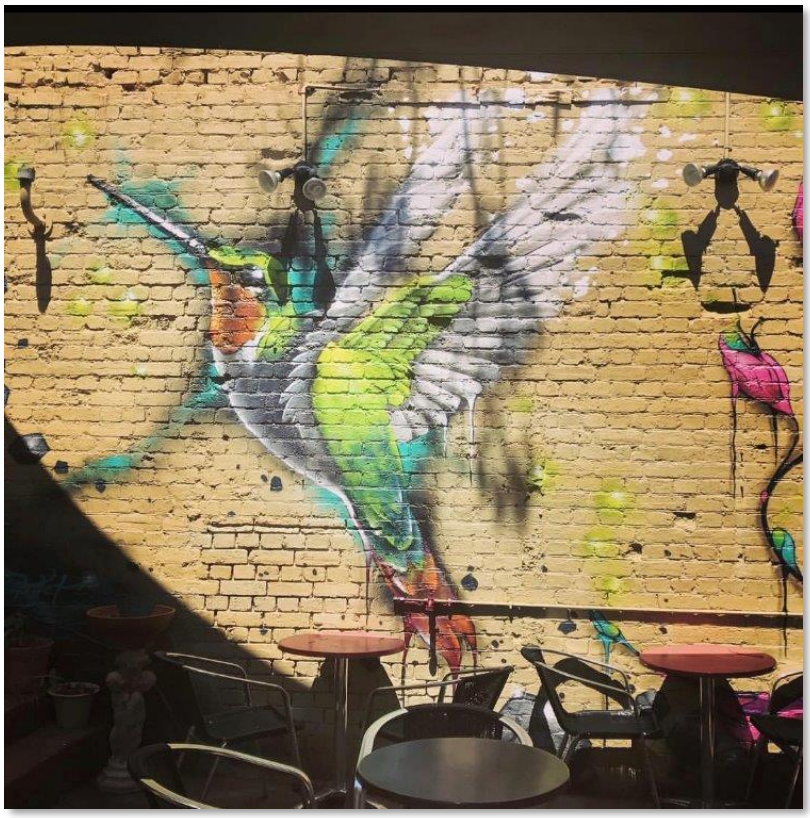


05 PHOTOS



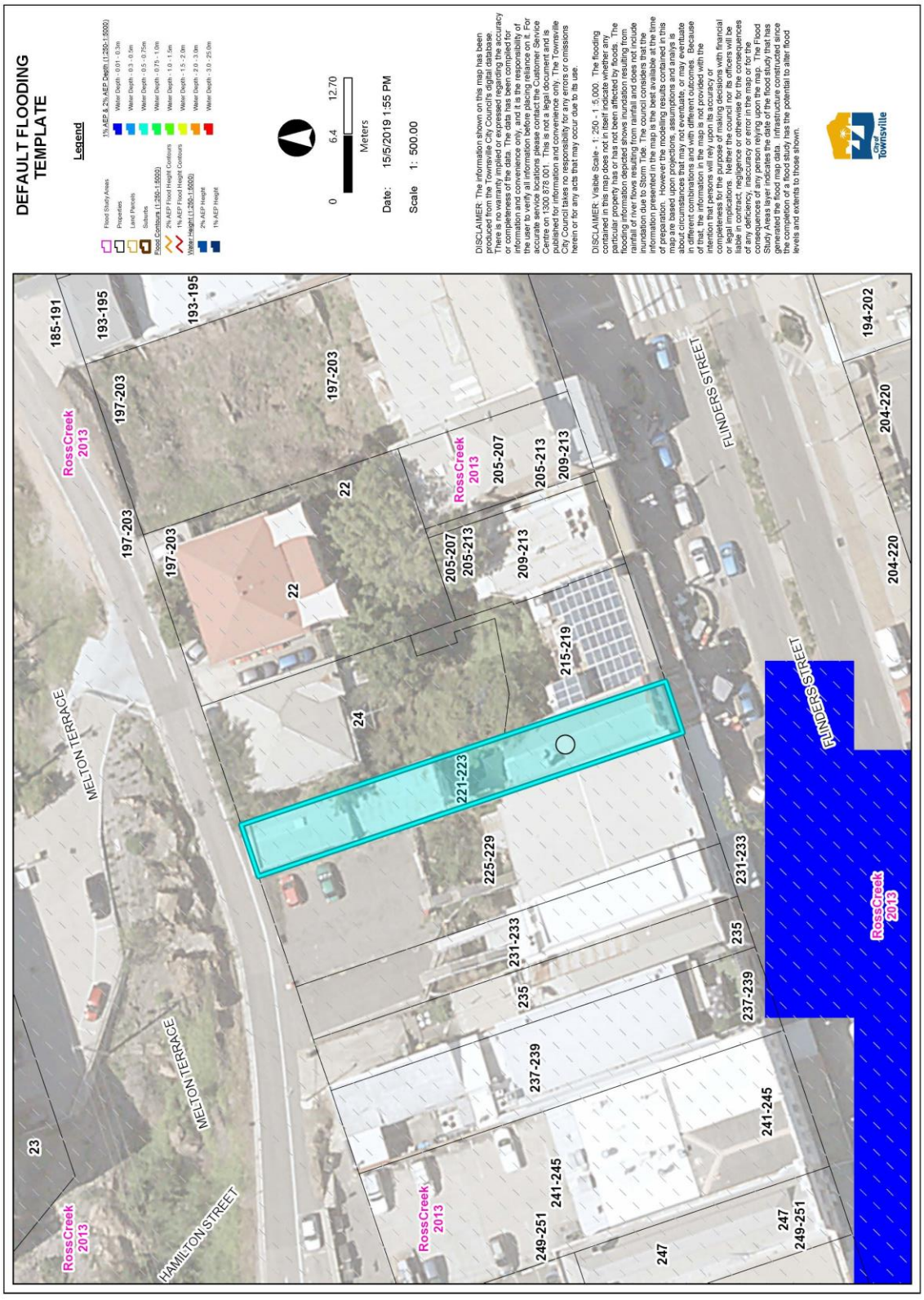
05 PHOTOS

05 PHOTOS



06 SERVICES PLAN A

07 FLOODING MAP



08 ZONING

6.3.5 Principal centre (CBD) zone code

6.3.5.1 Application

This code applies to development where the code is identified as applicable in the categories of development and assessment.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

6.3.5.2 Purpose

(1) The purpose of the Principal centre (CBD) zone code is to provide for the largest and most diverse mix of uses and activities in Townsville.

It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme area.

(2) The particular purpose of the code is to:

- (a) re-enforce the Townsville central business district (CBD) as the economic heart of the region, and the primary location for business, government and administration uses;
- (b) promote the principal centre (CBD) as the location for the highest order activities and facilities of the city including retail, commercial, cultural, civic, sporting, and recreational uses;
- (c) consolidate Townsville as Queensland's second capital and be an exemplar city in tropical urban sustainability; and
- (d) ensure the principal centre (CBD) contributes to the identity, character and life of the city.

(3) The purpose of the zone will be achieved through the following overall outcomes:

- (a) the principal centre (CBD) is a vibrant mixed use place where people live, work and play in a high density environment which is active both during the day and night-time;
- (b) the principal centre is the highest order centre in Townsville and services a regional catchment, supported by a network of centres;
- (c) the principal centre is the focus for the highest intensity of retail, commercial, administrative, government and employment uses in the city and is the primary location for major office and commercial buildings;
- (d) the principal centre offers a more distinctive and higher order retailing than the major centres in an outdoor, main street environment that is characterised by arcades, laneways and footpath dining. The preferred location for any new department store in Townsville is in the Flinders Street retail precinct;
- (e) high density residential development, tourist and short-term accommodation are located within the principal centre (CBD);
- (f) new, larger scale strategic facilities, such as sports arenas, stadiums, convention centres and entertainment centres are located in other zones outside the CBD. These facilities are intended to be located close to the fringe of and well-connected to the CBD. Shops and commercial uses associated with these facilities do not compromise the CBD;
- (g) the scale and density of development creates a critical mass of people living and working in the principal centre, to support the provision of the highest order of public and active transport facilities and promotes sustainable transport choices including public transport, walking and cycling;
- (h) the principal centre (CBD) is a major hub for most public transport routes providing a single interchange to access frequent services to other parts of the city. An on-street transport interchange for bus routes to and through the CBD is to be located immediately adjacent to the Flinders Street retail precinct;
- (i) Flinders Street, Ogden Street and Hanran Street are slow-speed vehicle environments and provide the main pedestrian and cycle spines through the principal centre. Through traffic is diverted to the fringes, including Walker Street, Blackwood Street, Denham Street and Stanley Street;
- (j) pedestrian and cycle access is complemented by a network of shared paths along the banks of Ross Creek and new pedestrian and cycle creek crossings;
- (k) Stokes Street is intended to be the primary east-west pedestrian spine linking the Civic and administration precinct, public transport interchange, commercial office, retail heart, Flinders Street, Victoria Bridge and Palmer Street;

08 ZONING

(l) public realm provides a platform for public life and is characterised by high quality streetscapes, landscape elements, planting and hardscape materials reflective of the climate and character of Townsville;

(m) a variety of public open space areas at different scales and forms are provided for event and gathering spaces throughout the city, including public plazas, parks and gardens. These are appropriate to the required use and include:

- (i) Flinders Square forming the primary civic event and gathering space;
- (ii) a new 'front door' to Castle Hill at 'The Cutting', incorporating an information and interpretive centre, viewing platform over the CBD and providing walking track access to Castle Hill;
- (iii) Flinders Street East park and plaza, which create a waterfront park for passive recreation, taking advantage of views and amenity; and
- (iv) Flinders Street spine, which forms a linear plaza street from Stanley Street to Wickham Street with wider footpaths and slow vehicle speeds.

(n) natural features are retained, enhanced and buffered from the impacts of adjacent uses. Impacts are minimised through location, design, operation and management requirements;

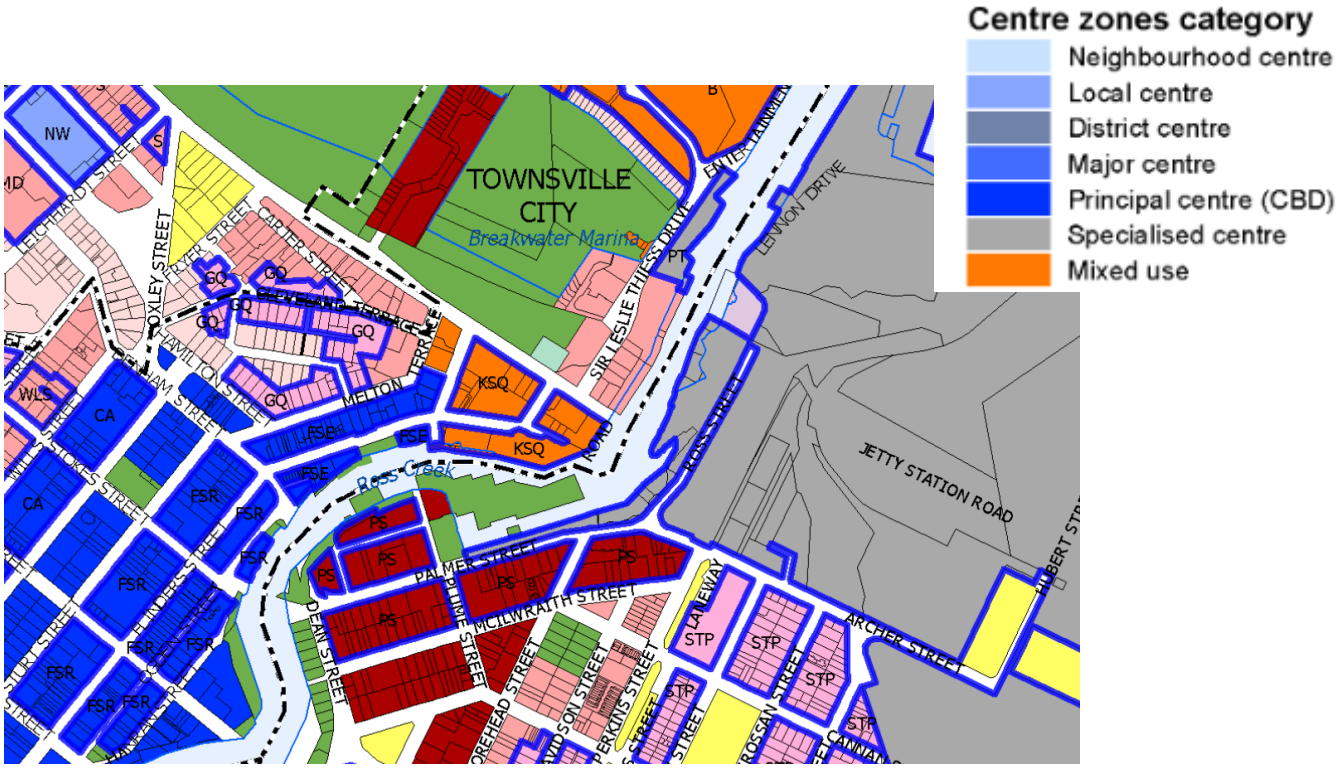
(o) public spaces and streets are activated by shop fronts and kerbside activities at the ground storey whilst awnings over the full width of the footpaths provide protection from the elements;

(p) development is designed to incorporate exemplar sustainable practices including new technologies in maximising energy efficiency, water conservation and climate-responsive design principles;

(q) the height and scale of buildings reinforce the principal role of the centre and contribute to character, legibility and accessibility of the centre. The principal centre predominantly contains high-rise buildings. However, a human scale and attractive, pedestrian friendly environment is created at street level; and

(r) buildings located to the north of Sturt Street do not extend above the maximum height of buildings to the south of Sturt Street.

(4) The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:



09 INSURANCE

AON

Insurance Quotation

Insurance Brokers & Risk Advisors

Broker:	Dallas Webster
Reference no:	474525
Quotation valid until:	30 May 2019

30 May 2019

Darren Spearman
Colliers International Townsville P/L
21-25 Sturt Street
TOWNSVILLE QLD 4810

Dear Darren,

Insurance type:	Defigo Business Insurance
Annual premium:	$ 7,311.18 (including all charges)
Insured period:	30 May 2019 to 30 May 2020 at 4pm

Thank you for the opportunity to provide a quotation for your Business Insurance.

This letter provides you with some further background on Defigo Business Insurance and explains what you need to do.

Defigo is a business insurance policy Aon has created with the support of AIG, Allianz, CGU, QBE and Vero.

Aon has arranged Defigo so you can simply complete one application and then choose from the range of insurer quotes on the same cover - you can compare like with like.

Based on the information you provided to us, we have obtained quotes from the range of insurers above. These quotes are presented on the next page along with details of your required cover.

Please note that this quotation is valid until 30 May 2019.

Payment options

You can pay by credit card, cheque or BPAY. You can also choose to make easy monthly payments (for a small additional fee) allowing you to spread the cost of your insurance cover over twelve months through automatic deduction from your bank account or credit card.

10 RATES NOTICE

TOWNSVILLE CITY COUNCIL

Ref:
Certificate No: RS2018/3756
Property No: 2350

PO BOX 1268, TOWNSVILLE
QUEENSLAND 4810

TELEPHONE >> 13 48 10

Date >> 08/05/2019

enquiries@townsville.qld.gov.au
www.townsville.qld.gov.au

Colliers International Townsville Pty Ltd
PO Box 5075
TOWNSVILLE QLD 4810

Rates Current Position Statement

Owner/s Name: Cool Trip Pty Ltd
As Trustee For
The P & L Family Trust

Rateable Description: 221-223 Flinders Street TOWNSVILLE CITY QLD 4810
Lot 1 RP 701615 -- Land Area 306 SQ.M

Summary of Rates and Charges

Opening Balance		$ 33,883.70
RATES AND CHARGES PERIOD:01/01/2019 TO 30/06/2019		
General Rate Category 18	$ 2,029.72	
Recycling 240L Wheelie Bin - Non-Residential	$ 176.00	
Sewerage Non-Residential	$ 1,852.00	
Sewerage Residential	$ 395.00	
Waste & Recycling 240L Wheelie Bin - Residential	$ 101.00	
Waste 240L Wheelie Bin - Non-Residential	$ 819.00	
Water Non-Residential	$ 182.50	
Water Residential-Standard Plan	$ 384.50	
State Govt Emergency Mgmt Fire & Rescue Levy A4	$ 530.00	
WATER BY CONSUMPTION CHARGES		
Commercial - 18W080012	$ 706.02	
SUPPLEMENTARY CHARGES		
Waste 240L Wheelie Bin - Non-Residential - 182.00-15/01/19 to 30/06/19	$ -335.85	
GROSS RATES AND CHARGES		$ 6,839.89
Current Interest to 08/05/2019		$ 1,116.32
Please note interest is accruing on the outstanding balance. For a current balance owing please contact Council on 134810.		
Payments/Adjustments		$ -9,830.00
CURRENT BALANCE		$ 32,009.91
Discount Still Applicable $ 0.00 if paid by 20/05/2019		

1/2

ABN >>44 741 992 072

Document Set ID: 17928868
Version: 2, Version Date: 08/05/2019

DISCLAIMER

This report has been prepared by Colliers International for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered to proceed with further investigation in relation to the property.

The information contained in this report does not constitute any offer or contract of sale; it is provided as a guide only; and has been prepared in good faith and with due care.

Potential purchasers must take note that the figures and calculations contained in this report are based upon figures provided to us by outside sources and have not been verified by us in any way. We have no belief one-way or the other in relation to the accuracy of such information.

Any projections contained in this report represent estimates only and may be based on assumptions that may be incomplete, incorrect or erroneous. Potential purchasers must satisfy themselves in relation to all aspects of the report including development potential and cost; market take up; rent levels; outgoings; and all other matters a prudent purchaser would consider relevant.

The Vendor, Colliers, or their employees, agents or representatives will not be liable for any loss or damage resulting from any statement, figure, calculation or any other information that a potential purchaser relies upon that is contained in this report or any other marketing material.

The property will be traded or sold “as is” and “with all faults”, without any representation or warranty as to its condition; fitness for any particular purpose; or compliance with any relevant law.

The Vendor reserves the right, at its sole discretion, to postpone or cancel the proposed trade or sale of the property and to modify or add any terms and conditions to any proposed contract, vendor’s statement or other material associated with the proposed sale, which may be made available to a potential purchaser.