

**INFORMATION MEMORANDUM | 49-55 Anderson Street, Templestowe. VIC**

FIRST TIME  
OFFERED IN  
**35**  
YEARS

**RARE SUBURBAN  
7-ELEVEN  
CONVENIENCE HUB**



## 1

## INTRODUCTION

Ryder Commercial together with Belham Property are delighted to offer **49-55 Anderson Street Templestowe** for **Sale by Expressions of Interest closing Thursday 9th November 2023 at 4pm** for the first time in over 35 years.

Opportunities such as this are truly unique and rarely offered to the open market especially when you consider the strategic and highly desirable suburban Melbourne corner location this property possesses.

On offer is a freehold titled suburban convenience centre hub with secure income streams from three separate tenancies. The property is 100% leased and underpinned by a head office lease to 7-Eleven fuel & convenience with over 600 stores nationwide and considered a global giant. 7-Eleven have remained in occupation of the site for over 35 years. Two fast food outlets compliment the success of the site.

- Net rental of \$342,563 net per annum
- Land Area of 1930m<sup>2</sup>
- Long leases to an established tenants
- Affluent Melbourne eastern suburban location
- Located on busy Anderson Street, Templestowe
- Adjacent to the popular and bustling Templestowe Village Shopping Precinct
- Located on bus routes 208 and 905 with the bus stop directly in front of the property
- General Residential Zone 1

Ryder Commercial and Belham Property recommends this outstanding property for your consideration.

\* Approximately

For further details please contact in conjunctual marketing agents



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Level 8, 350 Queen Street  
Melbourne Vic 3000

Phone: (03) 9600 1188  
Web: rydercom.com.au

Paul Sberna 0414 315 728  
David Gibellini 0419 473 504



Belham Property  
207 Bangholme Road  
Bangholme VIC 3175

Tim Castanelia 0419 547 369  
Greg Jensz 0418 568 109



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## EXECUTIVE SUMMARY

### Property Address

49-55 Anderson Street Templestowe (corner of Wood Street) VIC, 3106

### Property Location

The subject property is located immediately adjacent to the thriving Templestowe Village shopping precinct. The convenience hub occupies the high profile corner of Anderson Street and Wood Street.

Templestowe Village Shopping Precinct is a bustling suburban retail hub some 17 kilometres from Melbourne's CBD centre. It features a diverse array of boutique shops, supermarket, cafes and restaurants.

Shoppers enjoy a relaxed atmosphere while exploring unique fashion, artisanal goods, and delectable dining options in this vibrant community shopping destination.

### Title Details

Certificate of Title Volume 09724 Folio 678

### Zoning

General Residential Zone 1 under the City of Manningham Planning Scheme

### Land Area

Highly exposed corner landholding of 1930\* m<sup>2</sup>

### Building Description

Three adjoining, single level retail / fast food premises which are rectangular in shape.

### Car Parking

16 allocated customer parking bays

### Method of Sale

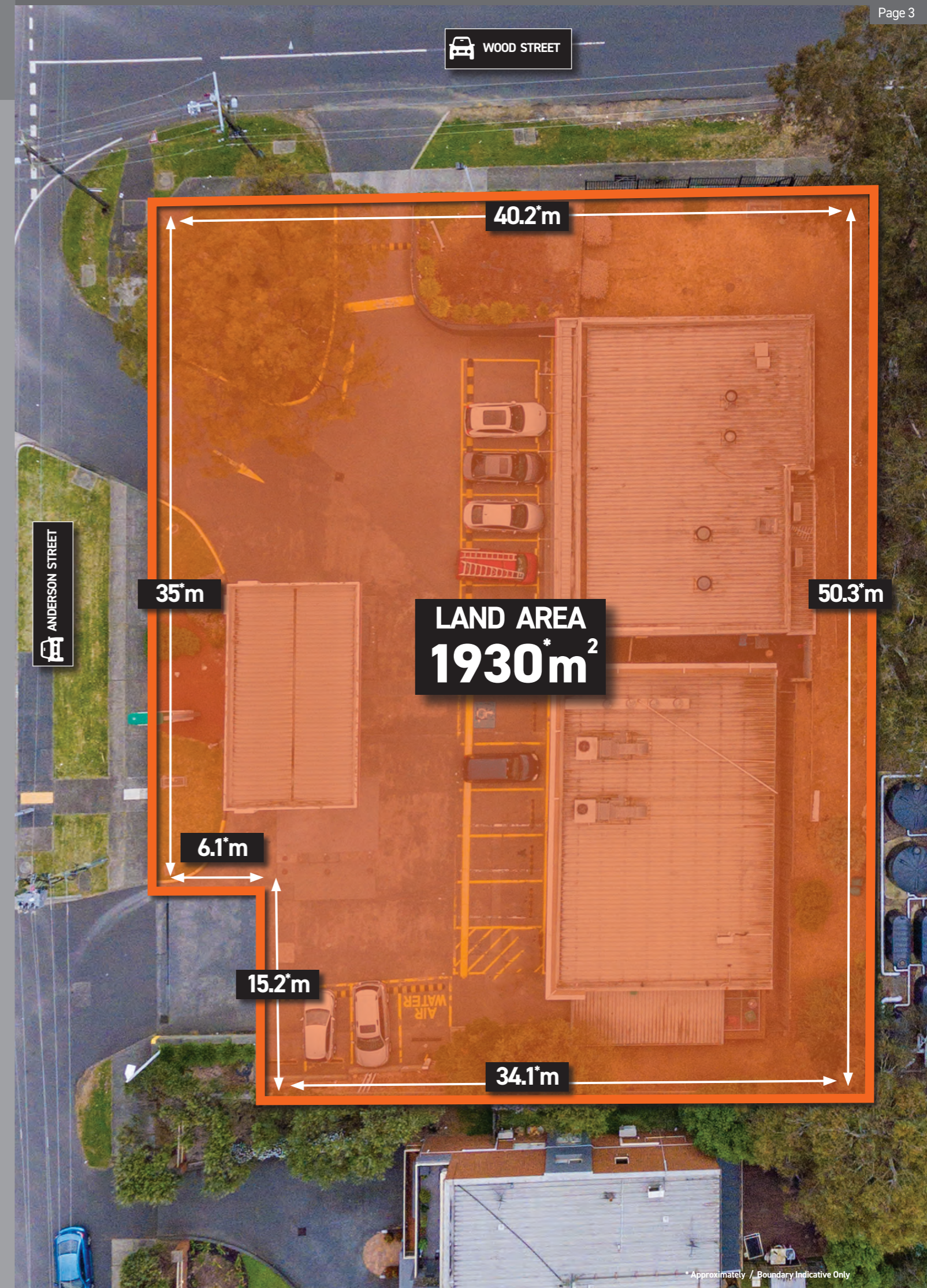
49-55 Anderson Street Templestowe is being offered

For Sale by Expressions of Interest closing by 9th November 2023 at 4pm.

### Preferred Terms

10% of the purchase price payable on signing of the Contract of Sale with settlement in Sixty (60) to Ninety (90) days from the Day of Sale.

\* Approximately



\* Approximately / Boundary Indicative Only

### 3 LOCATION

Templestowe, located in the north eastern suburbs of Melbourne offers a unique blend of natural beauty and suburban living. The current population of the suburb is 17,500 residents and it is located within the City of Manningham.

This suburb is renowned for its scenic landscapes, with the meandering Yarra River and ample green spaces like Westerfolds Park and Finns Reserve providing opportunities for outdoor activities. Templestowe's real estate market is diverse, featuring a mix of spacious family homes, townhouses and apartments. The house value for Templestowe has seen a significant rise over the last five years jumping some 21% to \$1,695,000 while units have remained fairly steady sitting at \$816,000, showing the suburbs desirability.

In terms of income, Templestowe boasts a relatively affluent community with an average household income well above the national average. Many residents work in professional and managerial roles, contributing to the area's prosperity.

Templestowe is located some 17 kilometres from Melbourne's CBD, and allows for convenient commuting via road and public transport.

Overall, Templestowe's combination of natural beauty, strong property values, and a higher-income demographic make it an attractive place to invest for those seeking a secure income stream with future growth potential.

#### LIFESTYLE

- Templestowe Leisure Centre / Stadium 250' m
- Westerfolds Park & Yarra River 500' m
- Finns Reserve 600' m
- Templestowe Reserve and Sports Fields 300' m

#### PUBLIC TRANSPORT

- Bus Route 282 - Reynolds Road to The Pines Shopping Centre
- Bus Route 905 - Melbourne's CBD to The Pines Shopping Centre

#### EDUCATION

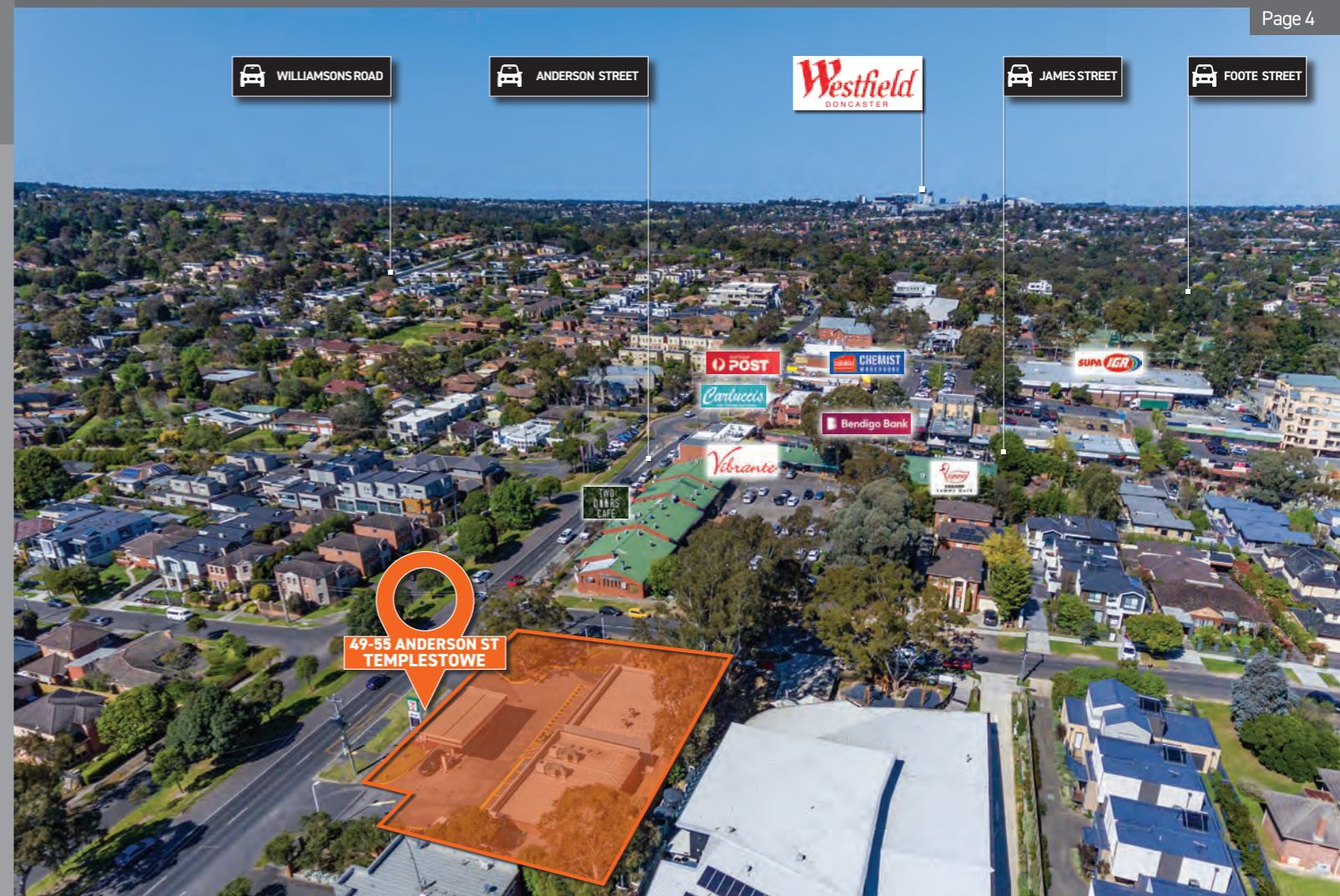
- Templestowe Park Primary School 800' m
- St Kevin's Primary School 700' m

#### MAJOR ROADS / FREEWAYS

- Foote Street, Templestowe 300' m
- Williamsons Road 250' m

(see Annexure 1 for copy of Location Map).

\* Approximately



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## LEASE SUMMARY

## SHOP 1, 49-55 Anderson Street, Templestowe

Lessee	7-Eleven Stores Pty Ltd
Lease Term	Eight (8) years commencing 1st April 2019
Options	Two (2) further terms of four (4) years each
Reviews	10% bi-ennial reviews
Rent	\$ 210,343.78 p.a net (plus proportionate share of applicable site outgoings & GST)
Site Maintenance	Tenant is responsible for fuel equipment, tanks maintenance and removal at the expiration of the Lease together with any remediation works required in accordance with the provisions of the Lease.

## SHOP 2, 49-55 Anderson Street, Templestowe

Lessee	Alyzia Pty Ltd trading as Shark Tank Seafood
Lease Term	Five (5) years commencing 26th March 2024
Options	Five (5) years
Reviews	C.P.I. annually
Rent	\$ 69,820 p.a net (plus proportionate share of applicable site outgoings & GST)
Guarantees	Six (6) months bank guarantee plus Director personal guarantee

## SHOP 3, 49-55 Anderson Street, Templestowe

Lessee	Semsittin Kayikci trading as Ali's Jumbo Kebabs
Lease Term	Five (5) years commencing 1st April 2023
Options	Five (5) years
Reviews	4% annually
Rent	\$ 62,400 p.a net (plus proportionate share of applicable site outgoings & GST)
Guarantees	Three (3) months rental plus personal guarantee

## CURRENT RENTAL

**\$342,563.78 per annum plus applicable outgoings and GST**

## 5

## TENANT PROFILES

## 7 - Eleven



7-Eleven is a global, American chain of convenience stores with over 78,000 stores worldwide. Within Australia, 7-Eleven stores have been operational since 1977.

Today, 7-Eleven has grown to be Australia's No 1 petrol and convenience retailer with over 600 stores nationwide.

Globally, the 7-Eleven brand is famous for their superior convenience retail and fuel offerings, their 24-hour accessibility, and their "Slurpee" frozen drinks which were first introduced to the USA market in 1965.

The Templestowe 7-Eleven fuel and convenience outlet has been in operation in its current location for over 35 years.

## Shark Tank Seafood



The award winning Shark Tank Seafood eatery first began its journey as one of Templestowe's most popular fast food outlets 12 years ago as The Sea Captain before a change of business ownership and name some 5 years ago.

Shark Tank Seafood prides itself in offering timeless fast food classics as well as a taste of Greek cuisine.

Earlier this year, Shark Tank Seafood was the most nominated best fish and chips store in Manningham.

## Ali's Jumbo Kebabs



Established some 4 years ago, Jumbo Kababs is an expanding fast food operation with 8 current locations, predominantly in the eastern suburbs of Melbourne.

Their specialties include made to order homemade dips, freshly baked bread, salads and made to order kebabs.

The future plan for the business is to further expand their specialty fast food brand to other areas and suburbs in the coming years.





## 6 SALE PROCESS

49-55 Anderson Street Templestowe is being offered  
**For Sale by Expressions of Interest closing by 9th November 2023 at 4pm.**

### Preferred Terms

10% of the purchase price payable on signing of the Contract of Sale with settlement in Sixty (60) to Ninety (90) days from the Day of Sale.

### Legal Documentation

A Contract of Sale and Section 32 is available upon request by contacting the offices of Ryder Commercial Pty Ltd or Belham Property Pty Ltd.

### Property Inspections

Inspections of the property are STRICTLY by appointment with the exclusive selling agents. Please contact us to arrange a mutually convenient time.

## 7 FURTHER INFORMATION

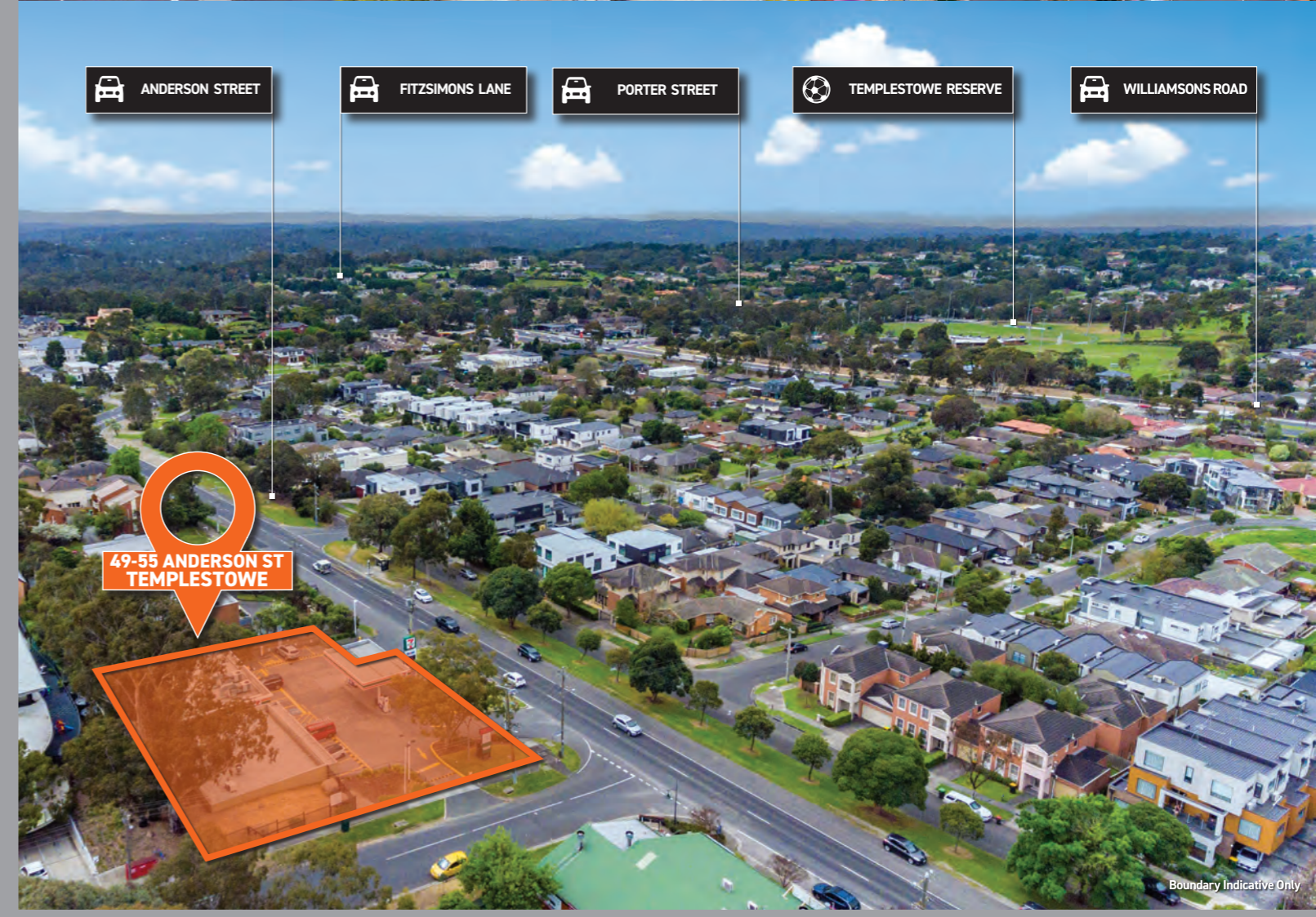
Ryder Commercial is pleased to respond to your request for further information or clarification by contacting the following personnel:

### RYDER COMMERCIAL

Contact	Paul Sberna	David Gibellini
Phone	(03) 9600 1188	(03) 9600 1188
Mobile	0414 315 728	0419 473 504
Email	ps@rydercom.com.au	dg@rydercom.com.au

### BELHAM PROPERTY

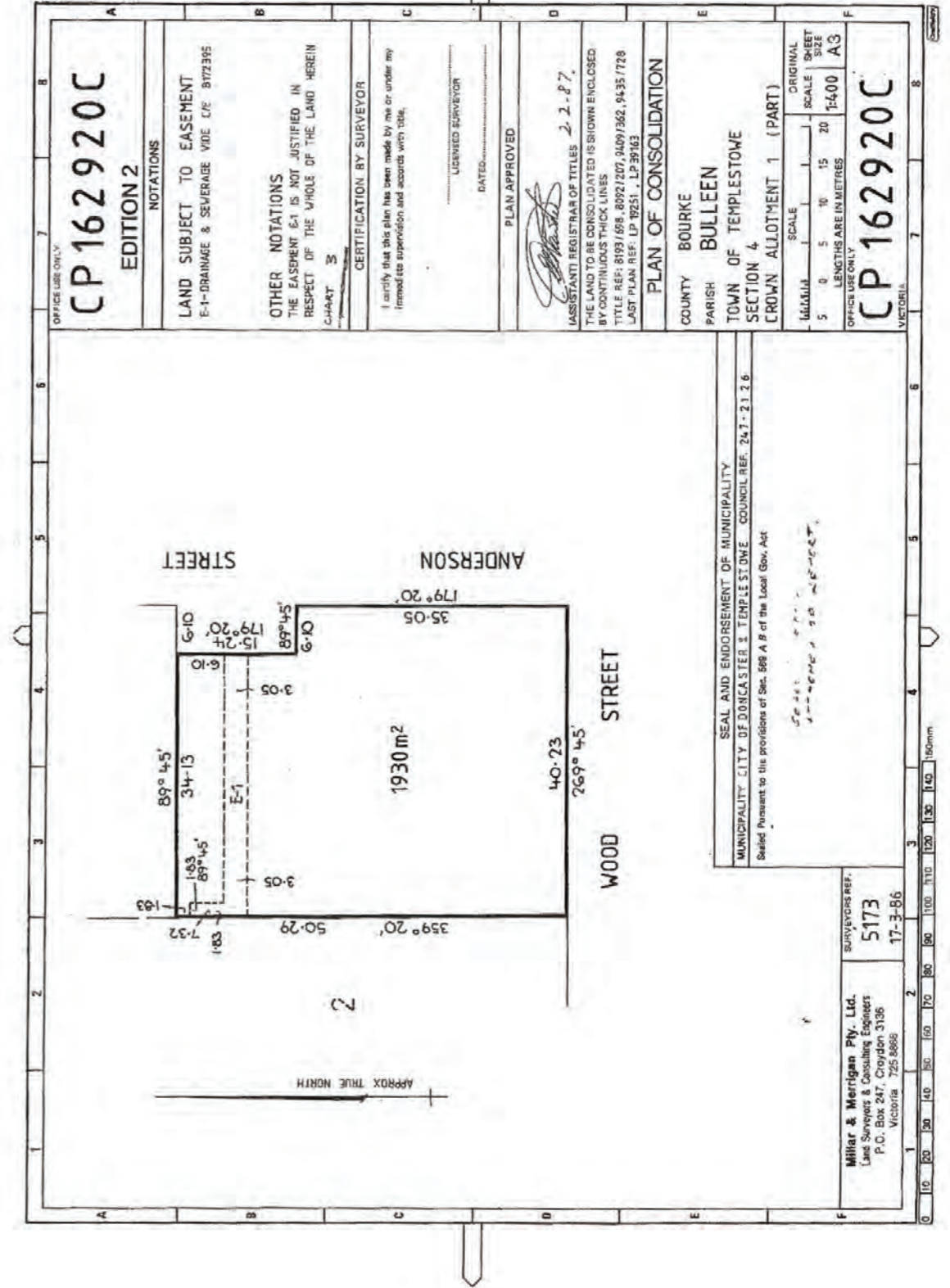
Contact	Tim Castanelia	Greg Jenz
Mobile	0419 547 369	0418 568 109
Email	tim@belhamproperty.com.au	greg@belhamproperty.com.au








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## PROPERTY REPORT



Environment,  
Land, Water  
and Planning

From [www.planning.vic.gov.au/](http://www.planning.vic.gov.au/) 18 September 2023 02:46 PM

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### PROPERTY DETAILS

Address: **1/49-55 ANDERSON STREET TEMPLESTOWE 3106**

Lot and Plan Number: **Plan CP162920**

Standard Parcel Identifier (SPI): **CP162920**

Local Government Area (Council): **MANNINGHAM** [www.manningham.vic.gov.au/](http://www.manningham.vic.gov.au/)


Council Property Number: **767340**

Directory Reference: **Melway 33 E4**

**Note:** There are 9 properties identified for this site. These can include units (or car spaces), shops, or part or whole floors of a building. Dimensions for these individual properties are generally not available.

### SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



**Area:** 1927 sq. m  
**Perimeter:** 181 m

For this property:

- Site boundaries
- Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

Calculating the area from the dimensions shown may give a different value to the area shown above.

For more accurate dimensions get copy of plan at [Title and Property Certificates](#).

### UTILITIES

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **inside drainage boundary**

Power Distributor: **UNITED ENERGY**

### STATE ELECTORATES

Legislative Council: **NORTH-EASTERN METROPOLITAN**

Legislative Assembly: **BULLEEN**

### PLANNING INFORMATION

Property Planning details have been removed from the Property Reports to address duplication with the Planning Property Reports which are DELWP's authoritative source for all Property Planning information.

The Planning Property Report for this property can be found here - [Planning Property Report](#).

Planning Property Reports can be found via these two links:

**Vicplan** <https://www.share.vic.gov.au/vicplan/>

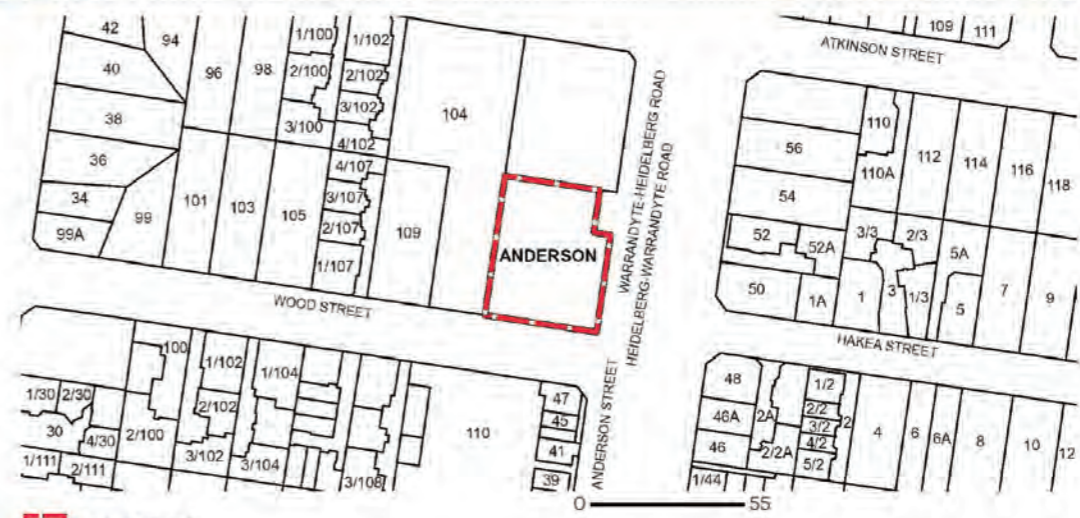
**Property and parcel search** <https://www.land.vic.gov.au/property-and-parcel-search/>

## PROPERTY REPORT



Environment,  
Land, Water  
and Planning

### Area Map



Selected Property

### PLANNING PROPERTY REPORT

From [www.planning.vic.gov.au](http://www.planning.vic.gov.au) at 18 September 2023 03:50 PM

**PROPERTY DETAILS**

Address: **1/49-55 ANDERSON STREET TEMPLESTOWE 3106**

Lot and Plan Number: **Plan CP162920**

Standard Parcel Identifier (SPI): **CP162920**

Local Government Area (Council): **MANNINGHAM** [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au)

Council Property Number: **767346**

Planning Scheme: **Manningham** [Planning Scheme - Manningham](#)

Directory Reference: **Melway 93 E4**

**UTILITIES**

Rural Water Corporation: **Southern Rural Water**

Melbourne Water Retailer: **Yarra Valley Water**

Melbourne Water: **Inside drainage boundary**

Power Distributor: **UNITED ENERGY**

**STATE ELECTORATES**

Legislative Council: **NORTH-EASTERN METROPOLITAN**

Legislative Assembly: **BULLEEN**

**OTHER**

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in Google](#)

#### Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)

**GRZ1 - General Residential** **TRZ2 - Principal Road Network**

Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.

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PLANNING PROPERTY REPORT: 1/49-55 ANDERSON STREET TEMPLESTOWE 3106 Page 1 of 2

### PLANNING PROPERTY REPORT

**Planning Overlay**

None affecting this land - there are overlays in the vicinity.

**OTHER OVERLAYS**

Other overlays in the vicinity not directly affecting this land:

- [REGIONAL DEVELOPMENT OVERLAY \(RDO\)](#)
- [HERITAGE OVERLAY \(HO\)](#)

**RDO - Design and Development Overlay** **HO - Heritage Overlay**

Note: Due to screen size, some overlays may not be visible and some colours may not match those in the legend.

#### Further Planning Information

Planning scheme data last updated on 15 September 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>.

This report is **NOT** a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or savings that may apply to the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>.


For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://manningham.maps.vic.gov.au/plan>.

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>.

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PLANNING PROPERTY REPORT: 1/49-55 ANDERSON STREET TEMPLESTOWE 3106 Page 2 of 2

## PLANNING PROPERTY REPORT

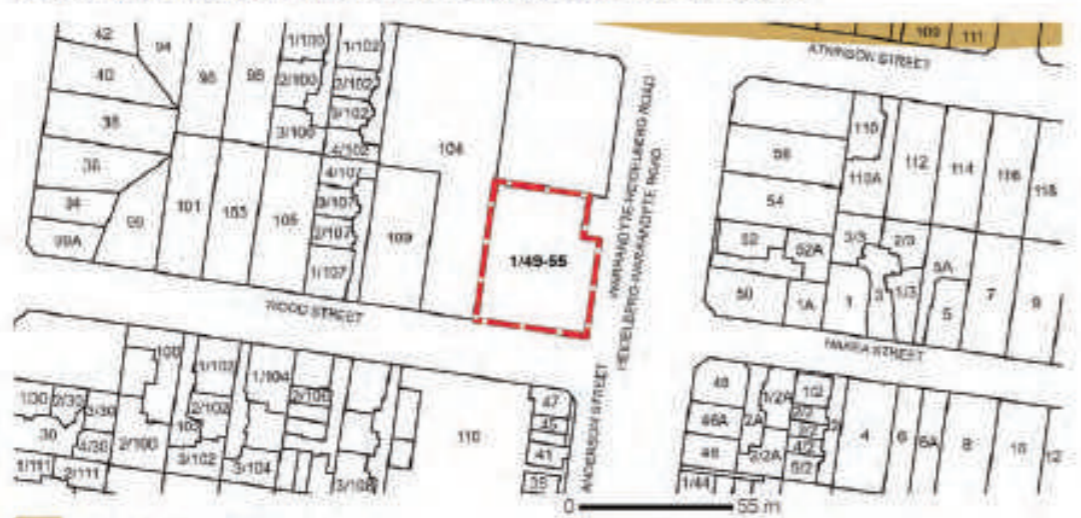


Environment, Land, Water, and Planning

### Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.**  
**No special bushfire construction requirements apply. Planning provisions may apply.**

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.  
 Note the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



### Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).  
 To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvm.vic.gov.au/> and [Native Vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.  
 You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#).

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 Notwithstanding this disclaimer, a reader may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as used by section 222.1(1) of the Sale of Land Act 2002.

**PLANNING PROPERTY REPORT: 149-55 ANDERSON STREET TEMPLESTOWE VIC** Page 2 of 3

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