

Unit 1, 160-162 Pacific Highway

Tuggerah, NSW



We're proud to present an exceptional investment opportunity with Unit 1, 160-162 Pacific Highway, Tuggerah. This high-quality large format retail investment is strategically positioned on the coveted Tuggerah Straight, commonly referred to as 'The Golden Mile' - one of the Central Coast's premier retail precincts.

The property offers 1,205 sqm of prime retail space currently occupied by two long-term established businesses - Beaumont Tiles and Derry's Flooring Warehouse. With a combined net income of \$256,332.30 per annum plus GST and structured rental growth built into the leases, this asset provides both immediate returns and future upside potential.

Located on the western side of Pacific Highway with exposure to approximately 250,000 passing vehicles weekly, the property benefits from exceptional visibility in a tightly held commercial precinct. The surrounding amenities include Westfield Tuggerah, Bunnings, HomeCoast Tuggerah, Tuggerah Railway Station, and various national retailers, creating a vibrant commercial hub that continues to attract strong customer traffic.

With the Central Coast region forecasted to experience 14.35% population growth from 2024 to 2041, this investment is positioned to benefit from the area's continued expansion and economic development.

With zoning that supports retail use (E3 Productivity Support & C2 Environmental Conservation), abundant onsite parking, and proximity to the M1 Pacific Motorway connecting Sydney to Newcastle, this property represents a solid investment in a growth corridor with limited opportunities for comparable acquisitions.

Key Information

Investment Type	Industrial
Purchase Price	\$4,050,000
Net Yield	6.1%

Key Highlights

- Prominent position on the Tuggerah Straight ('Golden Mile') with exposure to approximately 250,000 vehicles weekly
- Rare double Tenanted unit available in prime location
- Dual tenancy arrangement with two established businesses generating \$246,200 Net rent with (management fee included).
- 6.1% Net Yield Circa
- Beaumont Tiles secured on a 5-year lease from December 2023 with two 5-year options
- Derry's Flooring Warehouse secured on a 5-year lease from August 2022 with one 5-year option
- CPI and fixed 3% annual rent reviews built into leases providing structured rental growth
- Strata titled property (Lot 1 of Strata Plan 77442) with 1,205 sqm building area
- Premium location adjacent to major retailers including Westfield Tuggerah and Bunnings
- Dedicated customer parking directly at the front door plus shared parking throughout the complex
- Premium Industrial and Large Retail showroom Location
- Central Coast region projected to experience 14.35% population growth from 2024-2041
- Zoned E3 Productivity Support & C2 Environmental Conservation supporting retail use

Background Information

How old is the asset?	-10+
Vendors reason for selling?	Retirement
How many days the property has been on the market with the selling agents?	Not specified
Is the property strata titled?	Yes
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	Not specified None
How long have they been in business overall?	Not specified None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Located on the western side of Pacific Highway in Tuggerah, the property sits within the **Central Coast region**, the third largest urban area in New South Wales behind only Sydney and Newcastle. The immediate area is widely regarded as the **premier destination for Bulky Goods Retail** on the Central Coast.

The site benefits from exceptional surrounding amenities including **Westfield Tuggerah** (2.8km), **Bunnings Tuggerah**, **Tuggerah Railway Station**, and various big-name commercial operators. Additionally, the property is conveniently positioned close to an on-ramp of the **M1 Pacific Motorway** (3km), providing easy connectivity between Sydney (98km) and Newcastle (70km).

The Central Coast region is experiencing significant growth, with a **forecasted 14.35% population increase from 2024 to 2041**. This expanding population base is supported by a diverse employment industry with Health Care & Social Assistance being the largest sector (26,789 jobs), followed by Construction, Trade & Retail, and Education & Training.

The region contributes \$19.79 billion in Gross Regional Product annually, accounting for 2.69% of NSW's total Gross State Product, highlighting its economic significance and growth trajectory.

Tenant Information

The property features two well-established tenants in the home improvement retail sector:

- **Beaumont Tiles** (Unit 1A) - A leading national tile retailer with a strong brand presence across Australia. Beaumont Tiles has recently committed to a new 5-year lease commencing December 2023, with two 5-year options, demonstrating their long-term commitment to the location. Their rent is subject to CPI reviews.
- **Derry's Flooring Warehouse** (Unit 1B) - A specialist flooring retailer offering carpet, vinyl, laminate, timber, blinds and shutters. They are secured on a 5-year lease from August 2022 with one 5-year option to renew. Their lease includes favorable 3% annual rent increases.

Both tenants operate in complementary businesses within the home improvement sector, creating a synergistic retail offering that attracts a similar customer base. The property benefits from their established operations and the strong performance of the Large Format Retail sector, which has demonstrated resilience and growth even amid challenging market conditions.

Financial Overview

This investment opportunity offers a **secure income stream of \$256,332.30 Net Per Annum plus GST** from two established tenants:

- **Unit 1A - Youngsa Pty Ltd trading as Beaumont Tiles:-** Lease Term: 5 years (from 1st December 2023 to 30th November 2028)- Options: Two 5-year options- Rent: \$183,473.67 Per Annum Gross plus GST- Rent Reviews: CPI
- **Unit 1B - Derry's Flooring Warehouse Pty Ltd:-** Lease Term: 5 years (from 7th August 2022 to 6th August 2027)- Options: One 5-year option- Rent: \$111,782.73 Per Annum Gross plus GST- Rent Reviews: 3% per annum

The total outgoings amount to **\$38,924.10 annually**, comprising:

- Council Rates: \$6,758.97
- Land Tax: \$3,727.70
- Water: \$2,047.43
- Strata: \$26,390.00

This results in a **Net Effective Rental of \$256,332.30**, providing a strong income return with built-in growth through the CPI and fixed 3% annual rent review mechanisms.

Rental Comparison

184-186 Pacific Highway, Tuggerah Unit 1 – 1,500sqm*

\$380,000 N/pa + GST (\$253.33/sqm)

10 year lease

10 year + 5 year options

Negotiated Aug-24, commenced in Jan-25

Leased to Battle Karts

184-186 Pacific Highway, Tuggerah Unit 2 – 800sqm*

\$176,000 N/pa + GST (\$220/sqm)

7 year lease

5 + 5 + 5 year options

Negotiated off-plan in Nov-21 (initial deal to get the project going), commenced Apr-25

Leased to Pet Quarters

184-186 Pacific Highway, Tuggerah Unit 3 – 898sqm*

\$215,520 N/pa + GST (\$240/sqm)

7 year lease

5 + 5 year options

Negotiated Sep-23, commenced Nov-2024

Leased to Salvos Store

184-186 Pacific Highway, Tuggerah Unit 6 – 1,543sqm*

\$347,175 N/pa + GST (\$225/sqm)

10 year lease

5 year option

Negotiated Nov-23, commences April/May 25

Leased to Anytime Fitness

Offer to Purchase

Offer to Purchase	\$4,050,000
Initial Deposit	100000
Due Diligence	28
Finance Days	28
Settlement	49

More Images







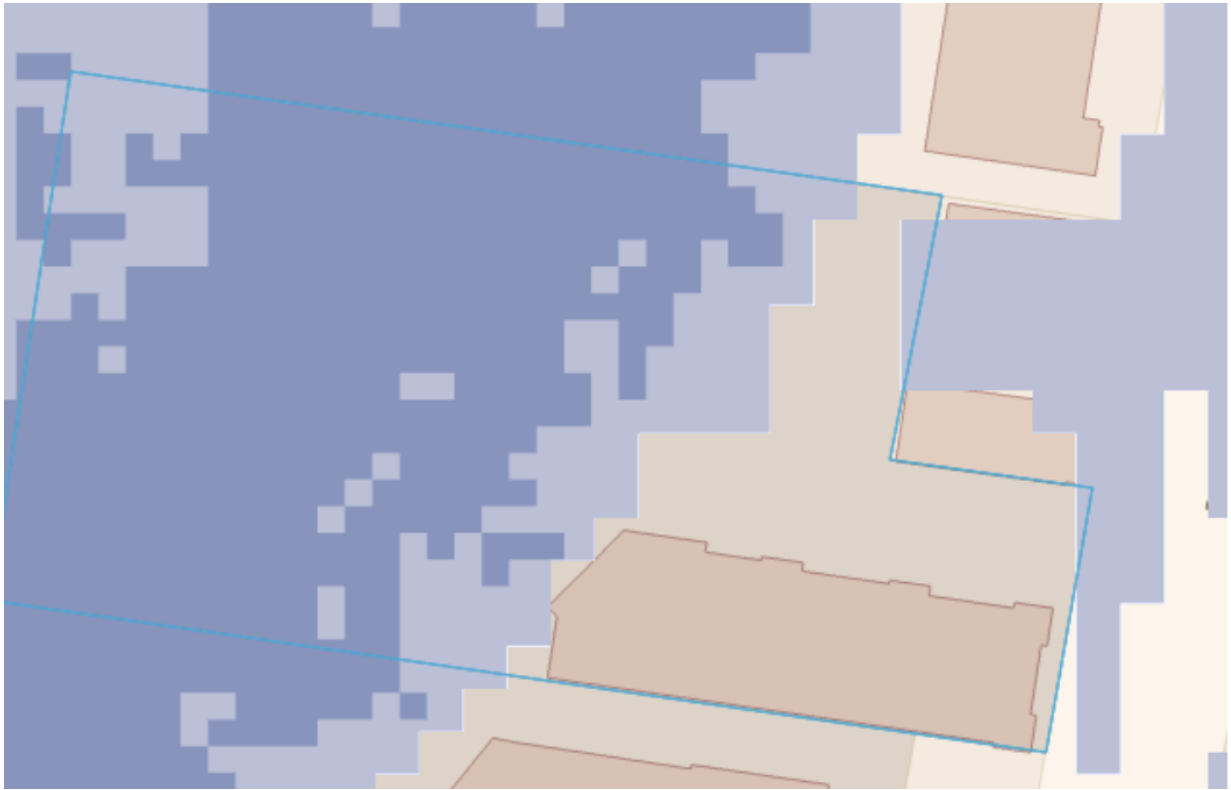














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