



Commercial Pulse

December 2021

THE LEVEE

Leves
High Street

Toilets 1.50m



Riverside Walk



Free Wi-Fi Zone



La Maison &
Vintage Furniture

meet your local commercial experts...



Andrew Cant

Managing Director

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Since joining the real estate industry in 1985, Andrew Cant has accumulated a wealth of knowledge and expertise, while developing an enviable reputation as a respected and trusted property professional. His vast experience spans residential and commercial sales, project marketing, auctions and property management.



Tony Compton

Commercial Property Manager

M 0418 224 873

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Tony Compton diligently oversees the professional management of our substantial portfolio of commercial, industrial and retail properties throughout the Hunter Valley and beyond. Tony's role encompasses the renegotiation of existing leases, rent reviews, preparation of budgets, ongoing repairs and maintenance, as well as outgoing inspections.



James Rodrick

Sales Manager

M 0400 092 414

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With nearly two decades of sales and business experience James has developed an exceptional level of knowledge and business acumen across both commercial and residential markets. James's dedication, commitment and focus on a customer-centric approach has led to a high percentage of his listings and subsequent sales coming via referrals from past and current clients.



Matthew Higgins

Commercial Leasing Associate

M 0403 706 042

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Matthew Higgins is driven by a strong desire to achieve results, which is demonstrated through the outstanding customer service he delivers, while always going the extra mile on behalf of clients. His enthusiasm and commitment are immediately evident upon meeting or speaking with him.



Hayley Davis

Commercial Property Administration

P 02 4933 6299

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With over 15 years of experience in the real estate industry, Hayley brings a wealth of knowledge to the team as a Licensed Real Estate Agent. She is committed to maintaining her professional qualifications, having completed a Diploma in Property in 2009. Her impeccable time management and communication skills, along with her determination to succeed, makes Hayley a valuable member of the team.



Christal Clapham

Sales & Leasing Customer Care

P 02 4933 6299

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As our Sales & Leasing Administration, Christal has 25+ years of customer service experience. She is dedicated to providing quality customer service and putting the customer at the centre of her focus. Christal is well-organised and committed to providing superior service, and willing to go the 'extra mile' to ensure all your sales and leasing business run smooth with no fuss.



directors update

Whilst the commercial market bounced back after the 2020 Covid-19 pandemic, it is still too early to determine the impact of the recent Covid-19 Delta lock down has had. Early signs are positive as enquiry rates have increased post lock down. It will take some time before it can be seen just what impact this recent lock down has had on the office market. There will no doubt be some further adjustments to some office space's scale, location, and relevance. We see this as a much more significant concern in the capital cities. Regional centres such as Maitland may benefit from the influx of people from larger cities like Sydney, and this may well assist with the take-up of some of the vacant office space.

For obvious reasons, parts of the retail sector have struggled, although it appears that the impact on Maitland's retail vacancy rate has not been severe. Enquiry from retail businesses has been surprisingly good with several new shops opening their doors before Christmas.

Investment returns remain firm in the 6% to 7.5% range, with demand for quality offerings outstripping supply. We believe this will continue well into the new year with a possibility that returns may even firm up further.

Warm Regards

Andrew Cant



362 luskintyre rd luskintyre

Hunter Valley investment

Luskintyre Village is an unrivalled 22 acre estate that sits in a prime location overlooking the Hunter River in the lower hunter wine region of New South Wales.

The properties high quality infrastructure includes but is not limited to "Calvin House", a stunning architecturally designed and built homestead inspired by the historical "Kalvin House" located south west of Sydney. The estate also includes an expansive multi award winning function centre.

The estate is currently leased in its entirety for a period of 5 years with a 5 year option.

auction

 1,372.8m²  22 acres

James Rodrick

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Maitland
CBD

Maitland
Hospital



3/605 high st maitland

Metres from the Maitland Hospital

Situated just off the New England highway suite 3 provides an ideal location for any business wishing to be in close proximity with Maitland and Rutherford CBD's.

Suite 3 has approximately 108m² of floor area. This space is currently configured into consultation rooms, waiting area and a large reception (see floor plan attached). The premise would ideally suit a medical practitioner or office professional.

- Ducted air-conditioning
- Prime Location
- Own amenities
- Sinks in all consulting rooms
- Off street parking

for sale

\$550,000

 108m²  108m²

 4

Matthew Higgins

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lot 2/25 mitchell dr east maitland

Long standing national tenants – Dual income

Starr Partners Maitland are pleased to offer for sale by Auction this prime freestanding Bulky goods investment. The property has a dual income stream from Clarke Rubber and Repco who have occupied the property for over 10 years. The property is situated opposite the recent \$412m redeveloped of Stockland Green Hills Shopping Centre and the new Maitland Hospital is only a few minute's drive.

The property is in the heart of Maitland and the Hunters premiere retail destination known as Green Hills and is adjacent to Rebel Sports, Aldi and other surrounding businesses include; David Jones, Woolworths, Coles, Dominoes, Dan Murphy's and Service NSW.



auCTION

- Proven national retailers
- Long term leases
- Opposite Stockland Green Hills - Regional Shopping Centre
- Prime location & exposure
- Total building Area 1,480m² approx.
- Total passing income \$327,191 pa net (excludes GST)
- Adjacent to Aldi, Rebel Sport, Bristol, and Snap Fitness
- Maitland City is a major regional growth centre

Auction date | 7th December 10:15 am (AEDST)

 1480m²

 1480m²

 38

Matthew Higgins

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1&2/133 lawes street east maitland

for lease

Great location

The premises are surrounded by numerous long-term tenants, with a diverse mix of retail outlets and professional services. The property can be leased as 2 separate units or as a whole.

- Large glass shopfront
- Disability accessible
- Air-conditioned
- Own kitchenette/toilet

contact agent

 209m²  209m²

Matthew Higgins

0403 706 042



10 darwin street cessnock

for lease

Brand new construction

Be amongst the first to secure a brand new building within the only bulky goods precinct in Cessnock. Soon to be constructed are two new buildings, which will become part of the existing complex. Sizing can range depending on your business specific requirements.

With attractive incentives available and the high profile location, this is an opportunity not to miss!

contact agent

 275-700m²

 public

 275-700m²

Matthew Higgins

0403 706 042



GF/1a ken tubman dr maitland

for lease

Restaurant bar fully equipped and ready to go

Located next door to Maitland Cinema complex and only a stone's throw from Maitland's newly refurbished 'Levee precinct'. The property is in a prime position for a motivated entrepreneur to capitalise on Maitland's growing food and beverage sector.

The property has a large dining area and not to mention fully equipment commercial kitchen and bar area.

contact agent

 590m²  590m²

Matthew Higgins

0403 706 042



6 mitchell dr east maitland

for lease

5 star workplace

A new standard in premium office space with a 5 star workplace environment. 6 Mitchell Dr East Maitland is arguably the finest and most significant development of a commercial office building undertaken in the City of Maitland. Designed by the award-winning global architecture and design company, DWP. The building has excellent green credentials and will provide you with unprecedented staff amenity.

contact agent

 947m²  947m²

Matthew Higgins

0403 706 042



Consider investing in industrial property

Industrial property is still one of the most favoured among property investors. While not as glamorous as a shiny office building or a neon-lit retail property, there is a lot to be said for the utility of industrial facilities. Generally, they have a much simpler layout and construction and can mean less maintenance; therefore, income is not eroded by costly, ongoing repairs. That is not to say that they are maintenance-free; there will be some ongoing maintenance with any property.

In the Lower Hunter Valley, some high-quality industrial estates have been purpose-built to cater to many industries. These estates have wide roads and services, including additional power, which many industrial users require, and proximity to major roads, such as the New England Highway, the M1 and the Pacific Highway.

Some of the things to look at when considering your purchase include:

- Proximity to major arterial roads
- Ability to upgrade the power supply
- Ease of access to the estate and, more importantly, the property
- The manoeuvrability of trucks on the site
- Hardstand storage area
- Overhead cranes
- Building clearance height
- Does the building have a clear span?

This list provides some things to consider; however, it is not exhaustive, nor will every property satisfy these criteria perfectly.



Commercial properties for lease



shop 13-24/1 northmall **rutherford**

🏠 45-150m²

Price contact agent

Matthew Higgins 0403 706 042

Newly developed shopping centre

With over 75% of the new look Rutherford Mall leased, don't miss out on your opportunity to secure a space in this newly refurbishment shopping complex, the changes have made a huge impact on the area.



141 vincent st **cessnock**

🏠 186m² 🏠 186m² 🚗 2

Price contact agent

Matthew Higgins 0403 706 042

Large office with fit-out

Located on Cessnock's main street, the property is one of the only office spaces of its size currently for lease. The building can cater for multiple businesses (stca). This property is able to easily with its pre-existing fit-out, the space is walk in ready.



9/555 high st **maitland**

🏠 510m² 🏠 510m² 🚗 9

Price contact agent

Matthew Higgins 0403 706 042

First class office

This property is able to easily cater for a large workforce with its open plan layout it allows for freedom of design for your desired fit-out. Located at the start of Maitland's main street, unit 9 is one of the only office spaces of its size available for lease.



4/3-5 elgin st **maitland**

🏠 140m² 🏠 140m²

Price contact agent

Matthew Higgins 0403 706 042

First floor office with lift

Located on Elgin street, the property benefits from a well appointed office fit-out, with open plan workspaces as well as individual offices. The property receives a high amount of passing traffic, with its close proximity to the town centre.



99 vincent st **cessnock**

🏠 170m² 🏠 170m² 🚗 4

Price contact agent

Matthew Higgins 0403 706 042

First class commercial property

Located in the heart of Cessnock's CBD, the property consists of a large main floor area with well appointed office fit-out upstairs. The property has great flexibility for a range of retailers or professionals alike.



16 elgin st **maitland**

🏠 238m² 🏠 238m² 🚗 5

Price \$45,000 + GST & outgoings

Matthew Higgins 0403 706 042

Prime central CBD location

- Ground and first floor office space
- Air-conditioned
- Great frontage and street appeal
- Reception area / waiting room
- Ground floor - 2 offices / boardroom / open plan office & secure room

Commercial properties for lease



17/420 high st **maitland**

🏠 60m² 📏 60m² 🚗 -

Price \$20,000 + GST

Matthew Higgins 0403 706 042

Plenty of natural light

Located inside Maitland's iconic 'Colonial Centre' the property consists of open plan area with spacious consultation/office rooms. With its first floor vantage point the office space overlooks the Hunter River and the Levee precinct.



10/46 riverside dr **mayfield west**

🏠 132m² 📏 132m² 🚗 1

Price contact agent

Matthew Higgins 0403 706 042

Brand new industrial unit

Located minutes from Newcastle CBD and the Pacific Highway, unit 15 has a clear span warehouse with a mezzanine. This unit is perfect for anyone looking for more storage or wanting to grow their small business.



4/420 high st **maitland**

🏠 62m² 📏 62m² 🚗 -

Price contact agent

Matthew Higgins 0403 706 042

Iconic office centre

Situated at the start of the Levee precinct, this office suite has 68m² of floor area. This space could be utilised for a range of business or professionals alike.



8/500 high st **maitland**

🏠 260m² 📏 260m² 🚗 6

Price \$80,000 + GST & outgoing

Matthew Higgins 0403 706 042

Office with fit-out included

'The Pinnacle' is a high quality business centre with numerous long standing tenants. The property is situated at the start of Maitland's main street. This is a great opportunity to situate your business amongst a mix of professionals.



395 high st **maitland**

🏠 350m² 📏 350m² 🚗 -

Price \$65,000 + GST & outgoing

Matthew Higgins 0403 706 042

Major retail opportunity

Available now is one of Maitland's premier retail spaces. Take advantage of the passing traffic and pedestrian presence within 'The Levee'. With offers endless opportunity and a variety of uses.



1/334-336 high st **maitland**

🏠 344m² 📏 344m² 🚗 -

Price contact agent

Matthew Higgins 0403 706 042

Opportunity & location

Positioned at the entry to Maitland's shopping and lifestyle precinct "The Levee", this property is ideal for Retailers, Office Space and or Hospitality offerings. Fit out options available.



397-399 high st maitland

Landmark Maitland CBD property

Knight Frank Newcastle and Starr Partners Maitland are pleased to present this outstanding retail investment opportunity in the heart of the Maitland CBD.

Unique opportunity to acquire a landmark Maitland CBD property. First time offered outside the family in 72 years.

sold

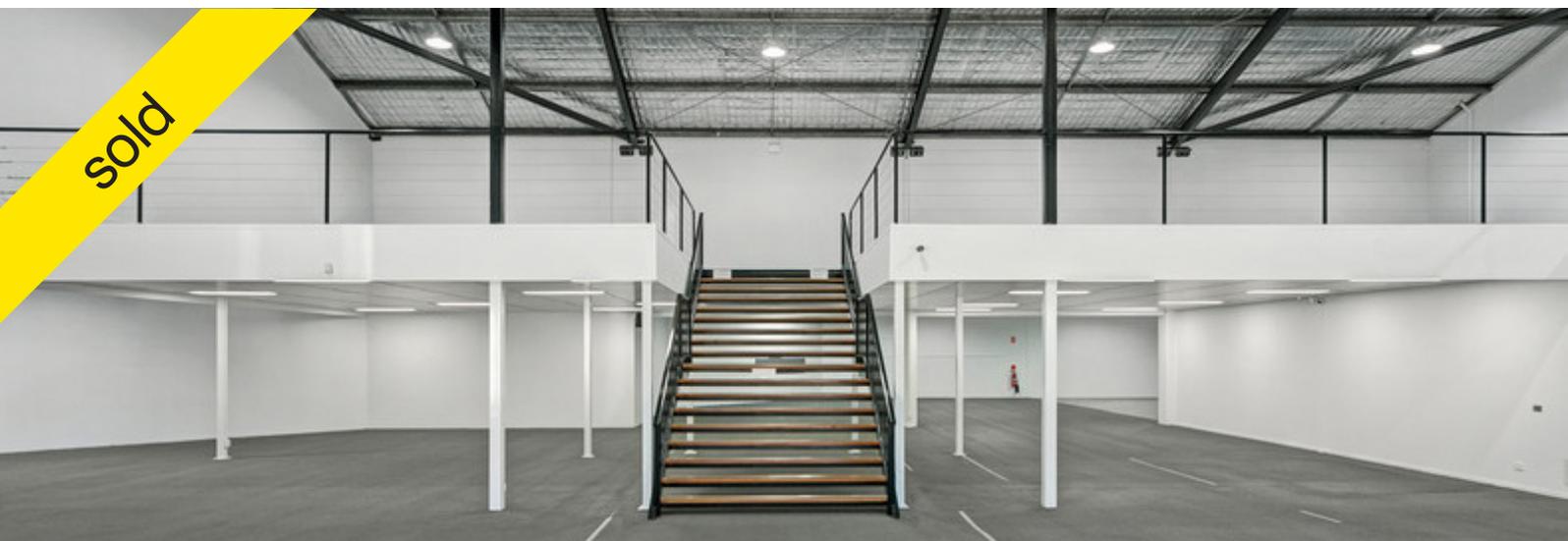
\$730,000

 416m²  505m²

 3

Matthew Higgins

0403 706 042



3/175 high st maitland

High profile CBD location

Located within the Maitland CBD this expansive 900m² plus property. The premises may be utilised for a number of uses such as but not limited to large showroom, warehouse and or office space

- Surrounded by national retail tenants
- Abundance of car parking
- Side loading area

sold

\$1,200,000

 919.3m²

 16

Matthew Higgins

0403 706 042



435 high st maitland

Iconic property in Maitland CBD

435 High Street is a prime mixed use property with potential upside. Located in the heart of Maitland's 'The Levee' precinct, offering dual income on ground level and a third income stream available from the first floor vacancy. The property benefits tremendously from it's rear lane access and off street parking. This is a rare opportunity to purchase a high calibre income producing property.

sold

\$880,000

 550m²  539m²  2

James Rodrick

0400 092 414

Matthew Higgins

0403 706 042



428 high st maitland

Prime CBD location

Starr Partners Maitland are pleased to present to the market one of the best investment/redevelopment opportunities we have seen for a while. This landmark property offers up plenty of options, including leasing the ground floor which includes an impressive fitout, refurbishment of the first floor into office space or redevelop into apartments. With 18 onsite car spaces you will be ahead of the rest.

sold

\$1,870,000

 1,100m²  1,496m²  18

James Rodrick

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Matthew Higgins

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2/129 swan st morpeth

Boutique retail space

This property is positioned across from the Hunter River and is nestled in-between cafes and retail shops. Well suited to both owner occupiers entering the commercial market and investors looking to expand their commercial portfolio.

Rich with history, Morpeth offers boutique shopping and dining and is just a stones throw from Maitland CBD and Green Hills shopping complex.

sold

\$283,000

 65m²  65m²

 -

Matthew Higgins

0403 706 042



1&2/9 northmall rutherford

Off market sale

sold

\$1,500,000

 810m²

 -

Matthew Higgins

0403 706 042

recent commercial properties **sold**



469-471 high st **maitland**

🏠 256m² 📏 350m² 🚗 5

Price \$875,000

Matthew Higgins 0403 706 042

Prime location in CBD

Great exposure to passing traffic. The premises are surrounded by numerous businesses and only a short walk to the new 'Levee' precinct. Includes a reception area, numerous offices and a meeting room.



12-14 lawson ave **beresfield**

🏠 323m² 📏 323m²

Price \$475,000

Zoning B2

James Rodrick 0400 092 414

Investment opportunity

The property is located in a high profile location just 20 minutes from Newcastle CBD and 15 minutes to Maitland.

- Fully leased
- One title
- Two tenancies



3/29 enterprise dr **beresfield**

🏠 199m² 📏 199m²

Price \$310,000

Matthew Higgins 0403 706 042

Why pay rent?

The property is positioned within close proximity to major arterial roads including the New England Highway, the Pacific Highway, the Hunter Expressway and the M1 Pacific Motorway.



15 belmore rd **lorn**

🏠 230m² 📏 420m² 🚗 5

Price \$920,000

Matthew Higgins 0403 706 042

Off market

- 7 year lease
- 6.8% yield
- Medical tenant



418 high st **maitland**

🏠 478m² 📏 557m²

Price \$840,000

James Rodrick 0400 092 414

Prime retail investment

- Multi tenanted retail investment
- Returning \$65,000 pa net (approx.)
- Established tenants
- Prime location
- Opportunity to add income and value



9-10/420 high st **maitland**

🏠 66m² 📏 66m²

Price \$235,000

Matthew Higgins 0403 706 042

Prime CBD location

Located within the Iconic Colonial Centre, the unit shares a common walkway with an array of long term tenants. Perfect for the first-time commercial purchaser or a great rental to add to your property portfolio.

recent commercial properties **leased**



4a/24 garnett rd **east maitland**

\$77,000 + GST & outgoings

235m² 235m² 4

Prime location

Take advantage of this prime location within a stones throw from the newly redeveloped Stockland Shopping Centre. With over 412 million spent on the redevelopment, the Green Hills shopping precinct will be a desired destination for many customers not only in Maitland but surrounding suburbs as well.

Matthew Higgins

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427 high st **maitland**

\$38,000 + GST & outgoings

148m² 148m² 1

Iconic commercial space

Located on the corner of Bulwer and High street, 'Treasure Corner' is a prominent landmark in the Maitland CBD. With its large glass shop front stretching the length of the building, your business will not be missed.

Matthew Higgins

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25 craftsman cl **beresfield**

\$383,000

3622m² 3622m² 39

Off market

- 10 year lease
- Brand new construction

Matthew Higgins

0403 706 042



2/44 bulwer st **maitland**

\$150,000 + GST & outgoings

336m² 336m² 9

Prominent CBD location

An opportunity exists to lease a high-profile location in the heart of Maitland's CBD

The property's prominent location on the corner of Bulwer St and Ken Tubman Dr enables ease of access to public transport and the vibrant city centre.

- Secure, allocated car parking

Matthew Higgins

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2/2 sabre cl rutherford

\$32,000 + GST & outgoings

 232m²  277m²  4

High clearance clearspan warehouse

The 232m² industrial unit comprises a large open area suitable for numerous business uses. The building is located in the heart of Anambah Business Park just off the New England Hwy.

The property is only a 40 minute drive to Newcastle CBD and a 2 hour drive to Sydney CBD.

Matthew Higgins

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131 lawes st east maitland

\$70,000 + GST & outgoings

 380m²  380m²  14

Large open plan layout

Take advantage of East Maitland's thriving retail & commercial strip without the expensive price tag of Green Hills.

The premises are surrounded by numerous long-term tenants, with a diverse mix of retail outlets and professional services. The property includes 14 onsite car spaces and large shopfront.

Matthew Higgins

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51 mustang dr rutherford

\$110,000 + GST & outgoings

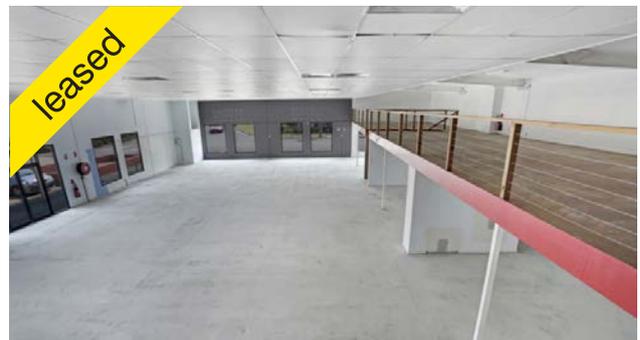
 720m²  720m²  9

Huge exposure

The 720m² warehouse in its current configuration comprises of a large showroom, wash-bay, main workshop and separate offices incorporated in the internal fit-out. The building is located in the heart of Rutherford's industrial area, with ease of access to the New England Highway and only a 10-minute drive to the Hunter Expressway.

Matthew Higgins

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1/175 high st maitland

\$150,000 + GST & outgoings

 876m²  876m²  15

Last unit left in the complex

Situated just off the New England Highway unit 1 is in an ideal location for any business wanting close proximity to Maitland CBD and the newly redeveloped Green Hills Shopping Complex.

The 874m² unit comprises a Large showroom with mezzanine, along with separate storage/loading area.

Matthew Higgins

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