



INFORMATION MEMORANDUM

2/439 Hay Street
Subiaco 6008

BY NO AGENT BUSINESS JUNE 2025

Contents

- 1 Introduction
- 2 Property Summary
- 3 Location Overview
- 4 Daily Traffic Flow
- 5 Site Dimensions
- 6 Demographics
- 7 Building Description
- 8 Nearby Retail Competition
- 9 Amenities Map
- 10 Zoning Information
- 11 Financial Overview
- 12 SWOT Analysis
- 13 Annexure A – Architectural Schemes
- 14 Annexure B – Expression of Interest
- 15 Contact Information
- 16 Disclaimer

1. Introduction

Welcome to an exceptional opportunity to acquire a premium commercial strata property in the heart of Subiaco. This Information Memorandum details the investment fundamentals of 2/439 Hay Street, a boutique 51 m² retail space with high-quality fitout and the rare inclusion of four secure car bays. Ideally suited for owner-occupiers or investors, this property offers immediate utility, strong income potential, and long-term capital growth.



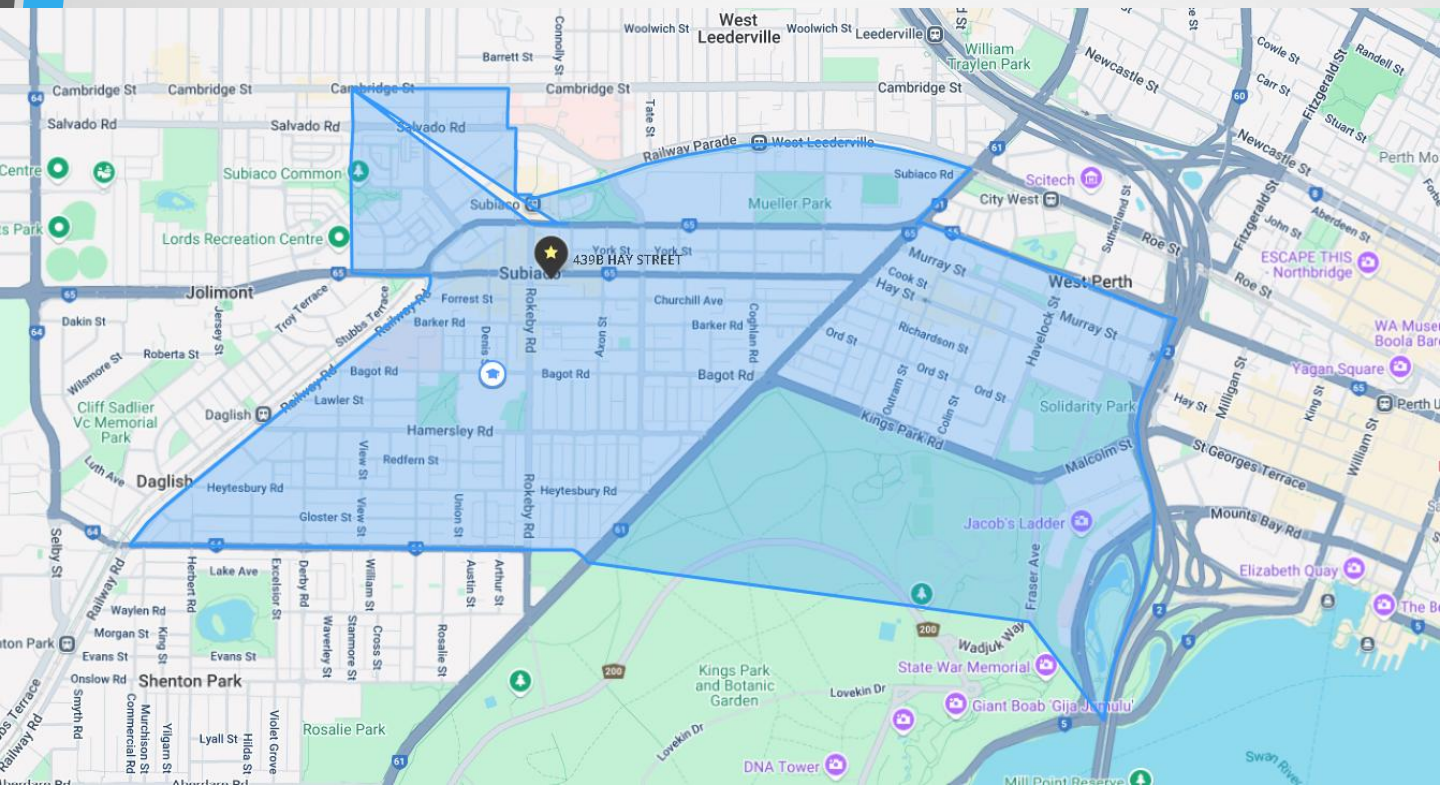
2. Property Summary

- **Property Type:** Strata-titled commercial unit
- **Internal Area:** 51 m²
- **Total Strata Area:** 103 m² (including 4 secure, on-title car bays)
- **Title Reference:** Lot 2 on Strata Plan 19759; Volume 1886 / Folio 190
- **Access Points:** Dual entry via Hay Street and Kenworth Lane
- **Zoning:** Town Centre (City of Subiaco Local Planning Scheme No. 5)
- **Status:** Offered with vacant possession or tenanted (flexible to buyer needs)

3. Location Overview

Located just 60 metres from Rokeby Road, this property sits within the heart of Subiaco's bustling commercial and retail precinct. It offers convenience, connectivity, and exposure in one of Perth's most desirable inner-city suburbs.

- **Proximity to CBD:** ~3 km from Perth CBD
- **Neighbouring Suburbs:** Easy access to West Perth and Leederville
- **Surrounding Amenities:** Cafés, restaurants, banks, specialty boutiques
- **Transport:** Well-served by Subiaco Train Station and multiple bus routes



4. Daily Traffic Flow

Positioned on Subiaco's key commercial spine, Hay Street, this property enjoys strong visibility with consistent pedestrian and vehicle traffic throughout the day.



4. Daily Traffic Flow

Key Highlights:

- **High exposure location** – 60m from Rokeby Road
- **Strong foot traffic** from nearby shops, cafés and offices
- **Easy access** via Subiaco Train Station and multiple bus routes
- **Ongoing revitalisation** of the precinct adds long-term upside

This is a **prime retail opportunity** in one of Perth's most active and desirable commercial zones.

5. Site Dimensions

- **Internal Strata Area:** 51 m²
- **Total Strata Lot Size:** 103 m² (includes exclusive-use car bays and proportionate share of common property)
- **Street Frontage:** Full-height laminated glass shopfront
- **Signage:** Rights to under-awning and side-wall signage for maximum exposure
- **Access Points:** Dual access via Hay Street (front) and Kenworth Lane (rear)

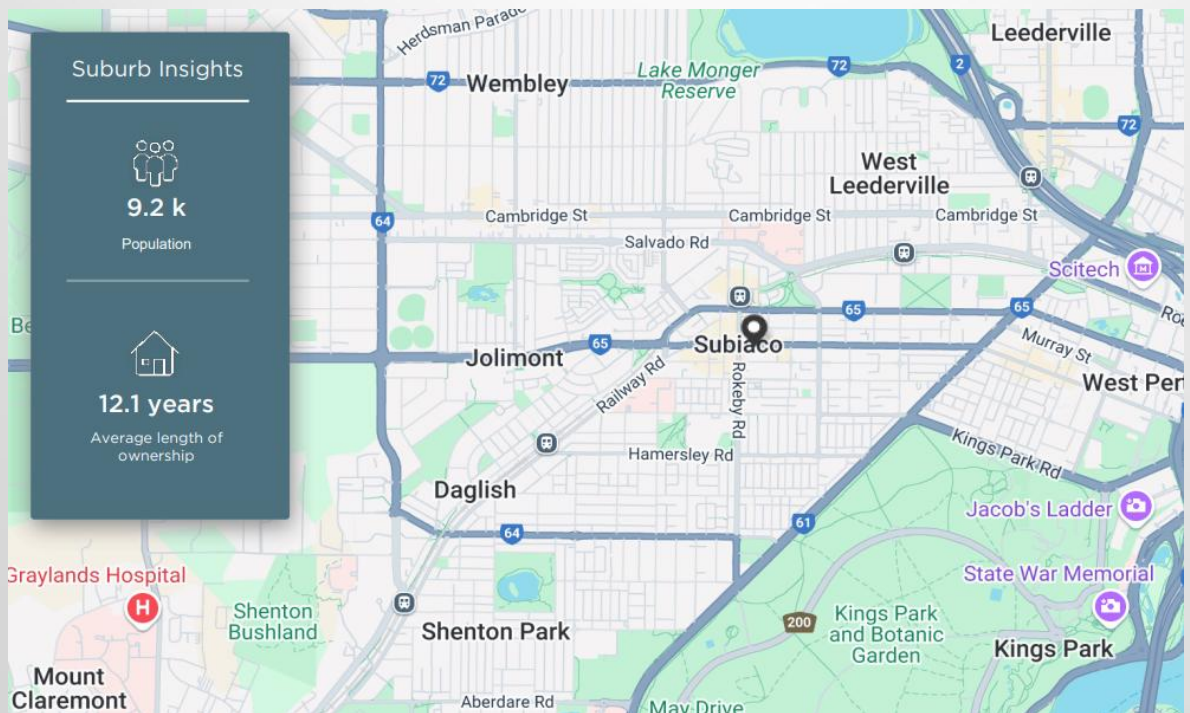


5. Site Dimensions



6. Demographics

Subiaco is an affluent inner-western suburb of Perth, known for its vibrant community, heritage architecture, and proximity to the CBD. The suburb attracts a well-educated, professional demographic, making it a prime location for boutique retail, professional services, and lifestyle-oriented businesses.



7. Building Description

The premises includes:

- Premium travertine marble floors
- Fujitsu cassette air conditioning
- Integrated Onkyo ceiling speaker system
- Kitchenette with island bench
- Rear storeroom & rewash station
- Male & female facilities
- Upgraded security with sensors, keypad & CCTV
- Fully repainted interiors & façade enhancements
- Extensive built-in cabinetry



8. Nearby Retail Competition

The property is strategically located amidst Subiaco's vibrant retail and hospitality precinct, featuring a mix of national brands and local favourites:

- **National Retailers:**

- Mecca , Witchery, Lululemon, GAZMAN, District ,Officeworks , Woolworths, Coles, Linneys Jewellers, Taking Shape, Dan Murphys, BWS , Dymocks

- **Dining & Cafés:**

- La Contessa, Bark Subiaco, Lumms Wine Bar, KFC ,McDonalds, Nando's ,Hungry Jacks , Bagel Co , Jean Claude, Found Brewing Co, Six Chopstix, The Embassy, Bar Amelie ,Storehouse, Shui, Koba ,Piccolo Trattoria

- **Health & Wellness:**

- Goodlife Health Club , Pilates , Maurice Meade Salon, TONI & Guy, Massage Outlets, Nail Salons, The Vein Clinic, Jupiter Health Clinic, Subiaco Medical Centre , Chemist Warehouse, Terri White Pharmacy , 777 Pharmacy, Clinpath Pathology, Pathwest , Looks Optique, Specs Plus, EyeQ, OPSM Subiaco, Special Eyes, Spec savers Optometrists & Audiology , Perth Laser Vision, Massage Outlets, Boutique Hair Salons & Men's Traditional Barbers

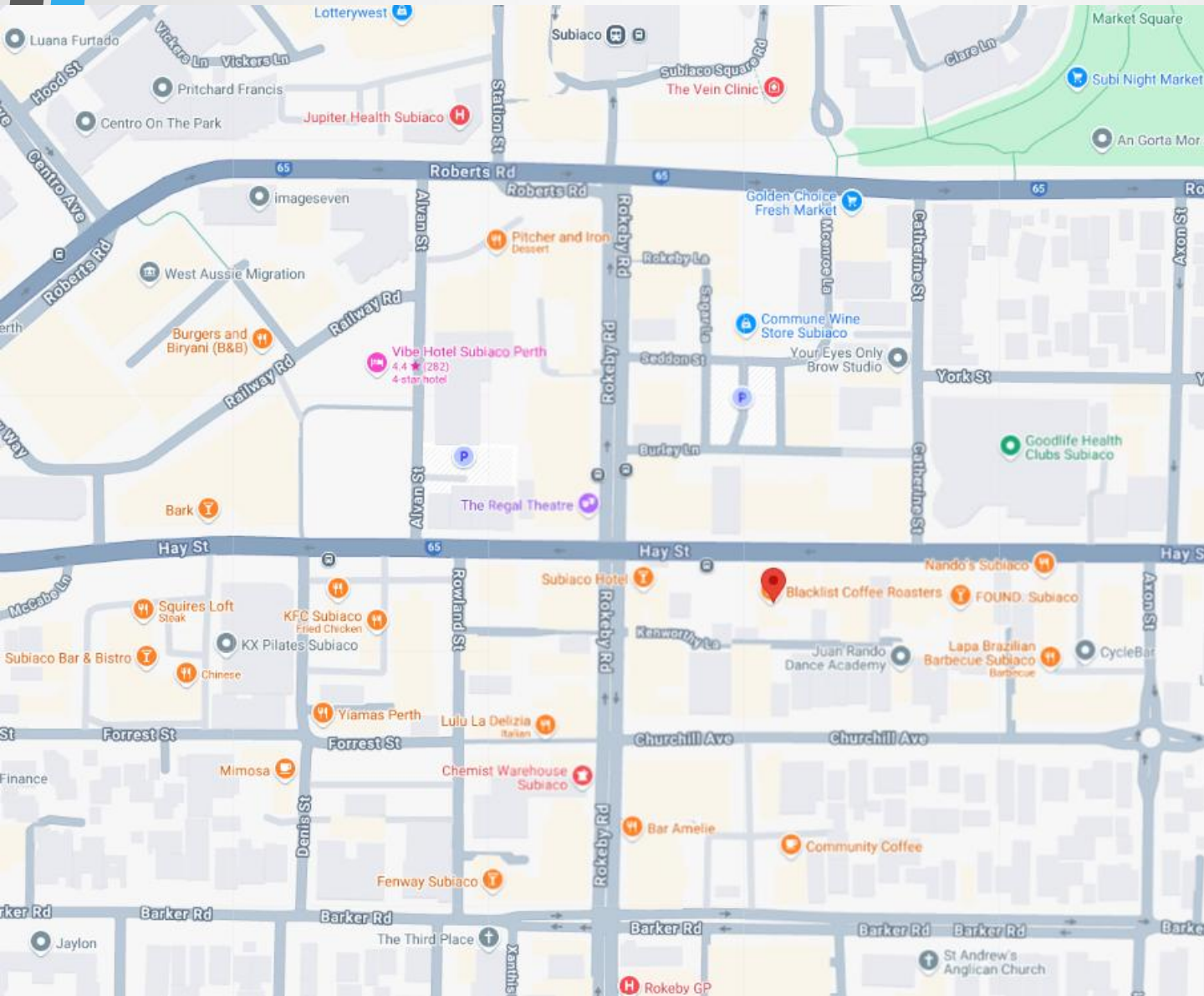
- **Cultural Landmarks:**

- Regal Theatre, Subiaco Hotel, Subiaco Bookstore, Subiaco Oval , King Edward Women's Hospital, Early Childhood Learning centre ,

This dynamic mix enhances the area's appeal, driving consistent foot traffic and offering strong co-tenancy benefits for businesses.

9. Amenities Map

- **Transport:**
 - Subiaco Train Station
 - (5min walk)
 - Bus Stop (2min walk)
 - Multiple Bus routes
 - Taxi Rank Easy Access for Ride Share
- **Education:**
 - Bob Hawke College
 - Perth Modern School
- **Recreation:**
 - Subiaco Arts Centre
 - Rankin Gardens
 - Lords Recreation Centre
- **Accommodation & Entertainment**
 - Vibe Hotel
 - Perth The Regal Theatre



10. Zoning Information

Zoning: *Town Centre* — City of Subiaco Local Planning Scheme No. 5

This flexible zoning designation supports a wide array of commercial uses, encouraging business diversity and urban activation.

Permitted Uses (*Subject to Council Approval – STCA*):

- Retail premises
- Offices and coworking spaces
- Showrooms and display suites
- Consulting rooms / allied medical
- Food and beverage venues (cafés, wine bars, etc.)

Zoning Map Reference: The property sits within a high-activity Town Centre zone, as highlighted in the City of Subiaco's online zoning portal.

[View Zoning Map](#)

11. Financial Overview

Recent Sales Comparable

- **1/439 Hay Street, Subiaco** — *Sold 19 Sep 2022: \$995,000*
- **Units 3 & 4/439 Hay Street, Subiaco** — *Sold 19 Sep 2022: \$1,700,000*
- These recent sales within the same strata complex support the current market expectations for the subject property.

Rental Estimates

- **Net Market Rent:** \$54,000 – \$63,500 p.a.
- **Indicative Gross Rent** (including outgoings): ~\$70,000 p.a.
- The rental yield potential is strong, particularly for owner-occupiers or investors targeting boutique retail or professional services tenancies.

Estimated Annual Outgoings

- **Strata Levies:** \$6521.60
- **Council Rates:** \$2,823.06
- **Water Rates:** \$1,276.88
- **Total Estimated Outgoings:** *Approx. \$10,621.54p.a.*

12. SWOT Analysis

Analysis of the property's strengths & potential challenges.

Strengths

- Prime location in Subiaco's tightly held commercial precinct
- Five secure on-title basement car bays (rare for small-format commercial lots)
- High-quality turnkey fitout with modern amenities
- Flexibility to occupy immediately or lease with vacant or tenanted possession

Weaknesses

- Modest internal area of 51 m² may not suit large-format retailers
- Limited capacity for major expansion without strata approval

Opportunities

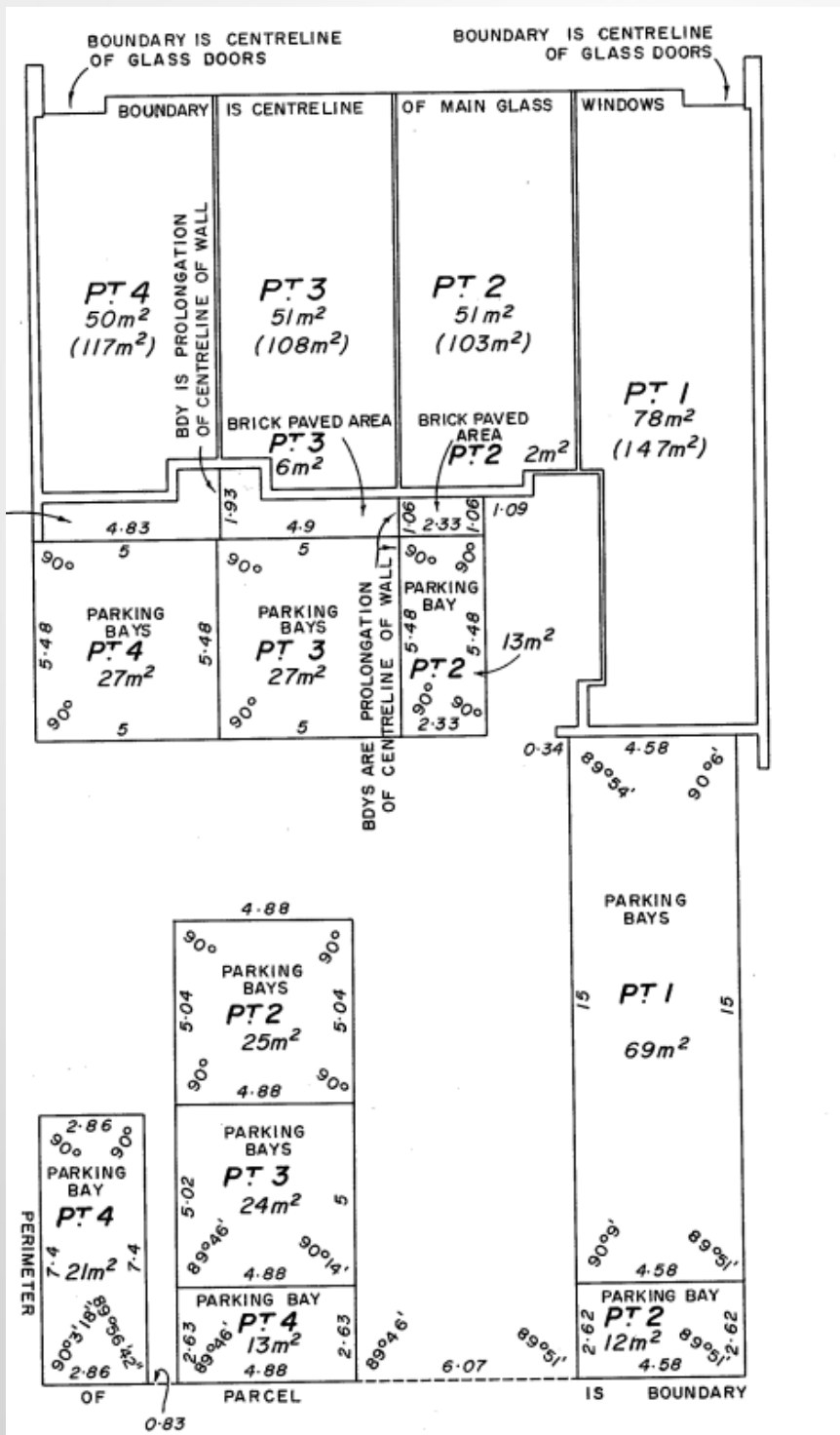
- Ideal for boutique retail, consulting, allied health or professional office use
- Option to sublease unused car bays for additional revenue
- Leverage continued urban revitalisation and infrastructure upgrades in Subiaco
- Strategic positioning for signage exposure and walk-in trade

Threats

- Future zoning or planning changes
- Leasing downtime in the event of tenant turnover

13. Annexure A

layout sketches available upon request.



14. Annexure B – Expression of Interest

To submit an expression of interest for the purchase of 2/439 Hay Street, Subiaco WA 6008, please use the following as a guideline.

- **Proposed Price (Excl. GST):** \$
- **Proposed Deposit:** Typically 10%
- **Proposed Settlement Date:**
- **Buyer Name / Company:**
- **ABN (if applicable):**
- **Registered for GST?:** Yes No
- **Contact Details:**
 - Address
 - Mobile
 - Email
- **Solicitor / Conveyancer (if known):**

This is a private agreement between the vendor and prospective purchaser. All buyers are encouraged to seek their own independent legal advice.

Please submit your EOI directly to:

Cecil Levi – Owner 0419 924 038

15. Contact Information

Private Sale

- **Cecil Levi** – Owner
- Mobile: 0419 924 038
- Email: Cecil@heatherlevi.com.au
- Website: <https://heatherlevi.com.au/>

Represented by

- **No Agent Business**
- Phone: 1300 123 456
- Email: support@noagentproperty.com.au
- Website: www.noagentbusiness.com.au

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