

1 Bridgman Rd, Dunolly, NSW 2330

\$11,000,000

Warehouse



## Service Centre with Uplift

Positioned at the entrance to Singleton in the heart of the Hunter Valley, 1 Bridgman Road, Dunolly is a modern, high-exposure Service Centre occupying 8,407sqm of land zoned RU1 Primary Production. The property benefits from exceptional visibility and accessibility, forming a key service destination for traffic entering Singleton from the north.

**Open for Inspection**

By Appointment.

Strategically, it is the only service centre on its side of the road for more than 60 kilometres, capturing a significant share of passing trade and reinforcing its long-term commercial relevance.

The asset comprises three complementary commercial tenancies, each contributing to a diversified and resilient income stream:

?Service Station

? 12 year lease from August 2019 with 4 x 5 year options (2051)

?National tenant 180 + outlets

? Self-Service Car Wash

?10 year lease from May 2025 with 1 x 10 year option

?Experienced operator with several locations

? Drive-through Food Operator

?5 year lease from 2024 with 1 x 5 year option

?BBQ cafe with eat in and drive-through service

All outgoings are covered by tenants.

Together, these tenants generate a net return of approximately 6.5% per annum, underpinned by consistent trade and strong local demand drivers.

A major value-add opportunity exists through the strata subdivision of the site into three individual lots. The current owner has completed all physical works, services, surveying, and draft strata documentation, leaving only the formal lodgment of the subdivision application outstanding. This positions an incoming purchaser to immediately capitalise on the uplift potential through the call-down of individual strata titles, effectively leaving significant value "on the table" for the

### Listed By

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