

TEAM CORO

The Real Reason
You Buy Here.



104 Kapanga Road Coromandel

The Network Licensed REAA (2008)



Rob Keatley

REAL ESTATE CONSULTANT

M: 0275777424

E: rob@teamcoro.co.nz

The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.

TEAM CORO

The Real Reason You Buy Here.



Enquiries Over \$490,000

Town Centre.

Land and buildings for sale in the absolute centre of Coromandel Town. Its location offers convenience and easy access to all the amenities that this vibrant coastal town has to offer. This property is a versatile investment opportunity with a high volume of foot-traffic, it would suit numerous retail and business ventures or simply as a well-priced office space. It is currently being run as a successful Café, serving the thriving community for over 30 years. The patrons of this café have enjoyed watching the world go by in its sunny conservatory or courtyard, and in the winter the fireplace provides a warm and comforting place for social gatherings.

Well located with access from the main street and rear of the property where there is plenty of public parking available for patrons and commercial deliveries. Don't miss out on your chance to own this prime piece of real estate in Coromandel. Contact us today to schedule a viewing Please note: Land and buildings for sale only. Chattels are not included. The business and plant could also be available upon enquiry.

104 Kapanga Road Coromandel

Price: Enquiries Over \$490,000
Land Area: 283m²
Floor Area: 100m²
Rates: \$4278
Rateable value: \$385000 on

View Online:

<https://properties.teamcoro.co.nz/property/104-kapanga-road-coromandel/>

Open Homes:

Contact **Rob** for viewing times

REAL ESTATE CONSULTANT

Rob Keatley

M: 0275777424

E: rob@teamcoro.co.nz



Licensed REAA (2008)

thenetwork.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier SA1099/138
Land Registration District South Auckland
Date Issued 18 February 1954

Prior References
SA760/250

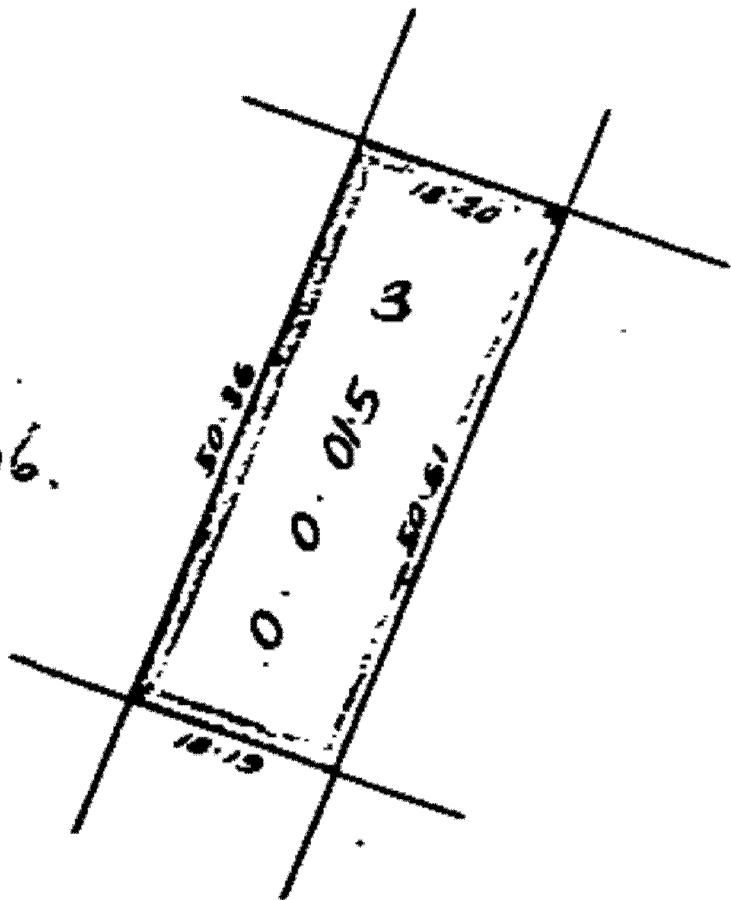
Estate Fee Simple
Area 38 square metres more or less
Legal Description Lot 3 Deposited Plan South Auckland 1976
Registered Owners
Daphne Francois Wyllie

Interests



VI Coromandel S. I

65442
CT. 937/76.





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

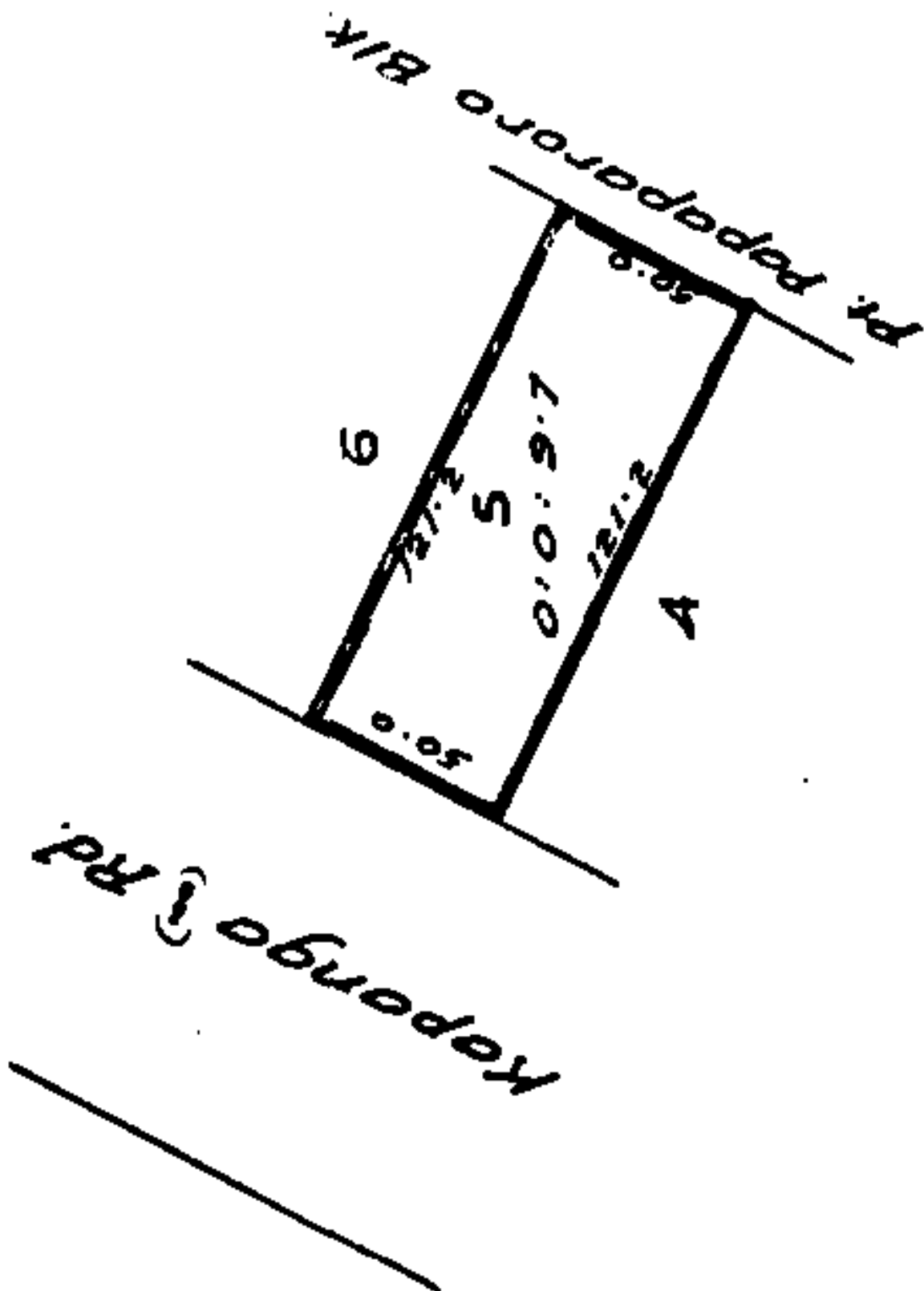
Identifier SA937/76
Land Registration District South Auckland
Date Issued 06 September 1949

Prior References
SA572/264

Estate Fee Simple
Area 245 square metres more or less
Legal Description Lot 5 Deeds Plan H16
Registered Owners
Daphne Francois Wyllie

Interests

Subject to a right (in gross) to lay down and maintain a pipe line in favour of The Coromandel County Council created by Conveyance 134303(R50/675)
B288524.3 Mortgage to (now) Heartland Building Society - 7.8.1995 at 11:30 am





Rating Information Database

Property Details

Item	Details
Assessment Number	105958
Valuation Number	04851-50500
Legal Description	LOT 3 DPS 1976, LOT 5 DRO H16
Situation Address	104 Kapanga Road Coromandel
Region	COROMANDEL
Land Area	283m ² (0.0283 Ha)
Title	CT-1099/138
Land Value	\$340,000.00
Improved Value	\$45,000.00
Capital Value	\$385,000.00

Current Rates 2025/2026

Rate Type	Factor Value	Rate	Amount
District Transportation & Building Control	385000	0.00017300	\$66.61
Economic Development Industrial Commercial	45000	0.00067600	\$30.42
General Rate Industrial Commercial	340000	0.00088500	\$300.90
Solid Waste Collection - Coromandel/Colville	1	361.25000000	\$361.25
Stormwater Coro - Value Based	45000	0.00010400	\$4.68
Stormwater Coromandel - SUIP	1	118.61000000	\$118.61
Uniform Annual General Charge	1	709.03000000	\$709.03
Wastewater Other >1 pan	2	626.29000000	\$1252.58
Water Serviced/Metered	1	577.73000000	\$577.73
Works & Services Indust/Comm/Forest		340.10000000	\$340.10
Works & Services Industrial Comm	340000	0.00044800	\$152.32
Total:			\$3914.23

Disclaimer

The 2025/2026 figures are based on the Rating Information Database as at July 2025. The rates were set by Council at a meeting on 24 June 2025.

Valuation number	0485150500
Assessment number	2234892
Property location	104 Kapanga Road Thames-Coromandel District
Land value (LV)	\$340,000.00
Capital value (CV)	\$385,000.00
Previous land value (LV)	\$0.00
Previous capital value (CV)	\$0.00
Area (Ha)	0.0283
Property category	Commercial-Retail-Provincial-average
Improvements (<u>KEY</u>)	OB OI SHOP
Legal property description LOT 3 DPS 1976 LOT 5 DRO H16	

Rates charges

If no information is displayed here and you require further detail, call Waikato Regional Council's freephone 0800 800 401 or email rates@waikatoregion.govt.nz.

Rate description	Rate type	Rate factor	Factor	Value of factor	Rate amount (incl. GST)
Urban Public Transport Services	indirect benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	385000	\$0.00
Urban Public Transport Services	direct benefit (Thames-Coromandel) Flat Rate	0.00000001	CV	385000	\$0.00
Total					\$0.01
Uniform Annual General Charge	UAGC UR	99.1	Fixed	1	\$99.10
Total					\$99.10
Regional Theatre	Secondary UR	0.56	Fixed	1	\$0.56
Total					\$0.56
Regional Services	Regional Services UR	3.71	Fixed	1	\$3.71
Total					\$3.71
Regional Council General	Thames-Coromandel FltRate	0.00022213	CV	385000	\$85.52
Total					\$85.52

Passenger Transport	Regional Unserviced UR	11.68	Fixed	1	\$11.68
Total					\$11.68
Natural Heritage	Natural Heritage UR	15	Fixed	1	\$15.00
Total					\$15.00
Coromandel Peninsula Coromandel Zone	Catchment (value based) FltRate	0.00003628	CV	385000	\$13.97
Coromandel Peninsula Coromandel Zone	Catchment (per property) UR	44.95	Fixed	1	\$44.95
Total					\$58.92
Coromandel Peninsula Coromandel Township	Karaka Stream Stopbank (capital) SB3	0.00004205	CV	385000	\$16.19
Coromandel Peninsula Coromandel Township	Coromandel Township Maintenance FltRate	0.00007429	CV	385000	\$28.60
Coromandel Peninsula Coromandel Township	Coromandel Township Indirect (capital) FltRate	0.00000077	CV	385000	\$0.30
Coromandel Peninsula Coromandel Township	Coromandel Township Channel (capital) CH3	0.00000961	CV	385000	\$3.70
Total					\$48.79
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	15.96	Fixed	1	\$15.96