



Sentia

14 Barker Street, Griffith ACT

INFORMATION MEMORANDUM

Our defining property is trust.

Contents

Introduction	3
Executive Summary	4
Financial Analysis	5
Location	6
Floor Plan	8
Key Documents	10
Property Imagery	11
Sales Process	14
Inspections	14
Contact	15
Disclaimer	16

Chris Antos

Director

m: 0422 837 647

e: chris@sentiaRE.com.au

Simon McGuire

Director

m: 0418 693 635

e: simon@sentiaRE.com.au

Introduction.

A Jewel investment Opportunity in the Inner South

Welcome to a truly rare investment opportunity. 14 Barker Street, Griffith is superbly positioned in the heart of Canberra's Inner South, within a thriving local shopping precinct that services the well-established and affluent suburbs of Red Hill, Forrest, Griffith, Kingston and Narrabundah.

The property is fully leased, comprising seven tenancies ranging in size from 17m² to 308m², making it a highly sought-after destination for a diverse mix of businesses.

Anchoring the ground floor is Mountain Creek Wholefoods, one of Canberra's most iconic and long-standing local operators. Established in the mid-1980s, it has built a loyal following and strong reputation within the Inner South community. Complementing this is Mountain Creek Bakery, a popular destination known for its artisan breads and pastries, further enhancing customer draw to the centre.

The first floor accommodates a range of complementary, service-based tenants including wellness practitioners, life coaches and psychologists. These smaller suites experience consistently high demand and are rarely vacant, often generating waiting lists.

A standout feature is the final tenancy, a contemporary office space incorporating a central atrium, high-quality kitchen, and an outdoor entertaining deck. The amenities have been finished to an exceptional standard, featuring custom lighting and striking cast concrete basins.

The building has recently undergone significant upgrades, including capital improvements and the installation of an 80kW solar system servicing the ground floor tenancy.

Ample on-site parking is provided, offering convenient and free access for both tenants and the strong volume of customers frequenting the precinct.

Executive Summary.

Address:	14 Barker Street, Griffith ACT		
Block & Section:	Block 25, Section 78	Type:	Retail/Office
Block Area:	408 m ²	NLA:	531 m ²
Zone:	CZ4 Local Centre - ACTmap LINK		
Tenancies:	7	Tenancy Sizes:	17m ² - 308m ²
Existing Subleases:	1. Peloso Pty Ltd 2. Sentia Real Estate (ACT) Pty Ltd 3. R Simone & J Britton 4. A Morrison 5. L Vincent 6. H Crosweller 7. C Furner		
Net Rent:	Approx. \$231,000 per annum (ex GST)		
NABERS:	N/A	Occupancy:	100%
WALE:	3.6 years		



Financial Analysis.

Annual Rental Income

Tenancy Number	Tenant	Area M2	Rate per M2	Annual Rent
T1	Pause You Councelling - Corrie Furner	17.5	\$ 882.86	\$ 15,450.00
T2	Hayden Crosweller	21.5	\$ 697.67	\$ 15,000.00
T3	Linda Vincent	19.0	\$ 789.47	\$ 15,000.00
T4	Amanda Morrison	17.5	\$ 857.14	\$ 15,000.00
T5	Bec Simone & Jason Britten	21.5	\$ 753.49	\$ 16,200.00
T6	Sentia Real Estate (ACT) Pty Ltd	126.0	\$ 400.00	\$ 50,400.00
T6	O/G Recoverable from Sentia (ACT)		\$ 85.66	\$ 10,793.57
Ground	Peloso Pty Ltd	308.0	\$ 400.00	\$ 123,200.00
Ground	O/G Recoverable from Peloso Pty Ltd		\$ 85.66	\$ 26,384.28
TOTAL		531.0	\$ 541.30	\$ 287,427.85

Annual Property Expenses

Rates	\$ 30,947.06
Insurance	\$ 12,040.13
Water (estimate)	\$ 2,500.00
Electricity (estimate)	\$ 1,920.00
Air Con	\$ 2,200.00
Maintenance	\$ 300.00
Fire Maintenance	\$ 5,777.00
Cleaning	\$ -
Management Fees	\$ -
Total Property Expenses	\$ 55,684.19
NOI	\$ 231,743.66

Location.



14 Barker Street occupies a premier position within Canberra's Inner South, located in the highly regarded Griffith Shops precinct.

Surrounded by picturesque, tree-lined streets, the centre represents a well-established and complementary mix of retailers and services, creating a vibrant and cohesive retail environment that consistently attracts a loyal, like-minded customer base while meeting the everyday needs of the local community.

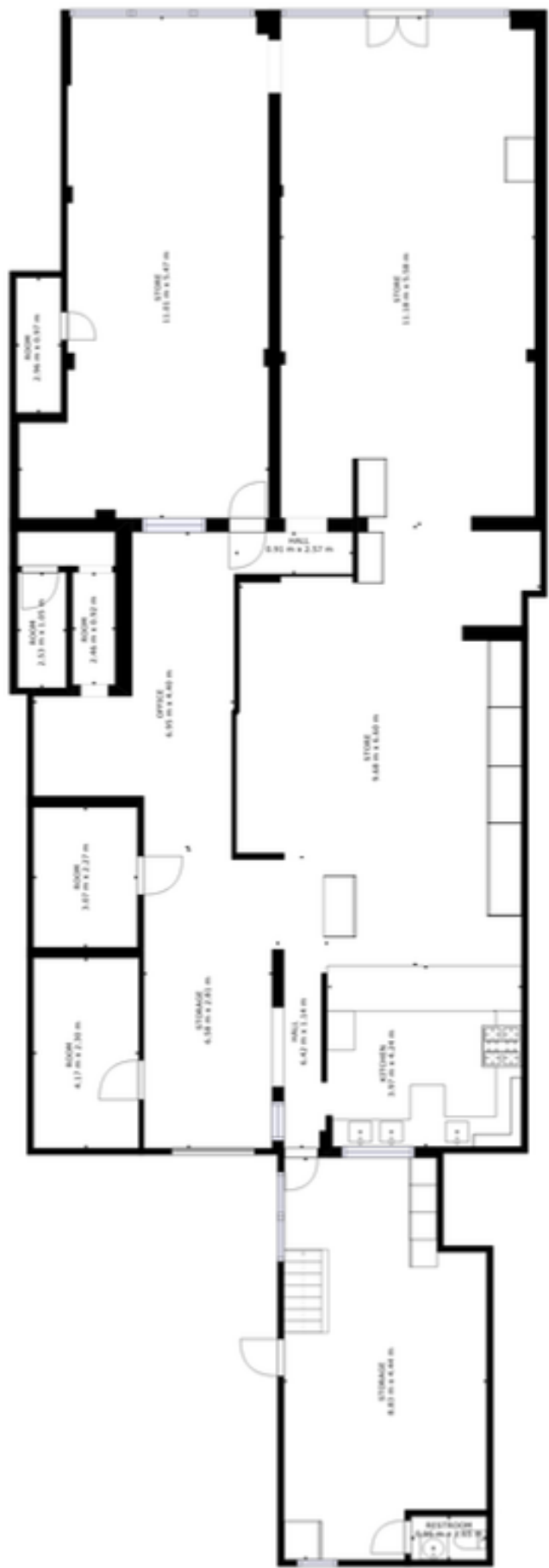
The Inner South is widely recognised as one of the ACT's most affluent regions, characterised by some of the highest household incomes, premium property values, and exceptional accessibility.

Strategically positioned just minutes from the Parliamentary Triangle, Lake Burley Griffin and the Canberra CBD, 14 Barker Street benefits from a substantial and established catchment within a densely populated and highly desirable residential area.



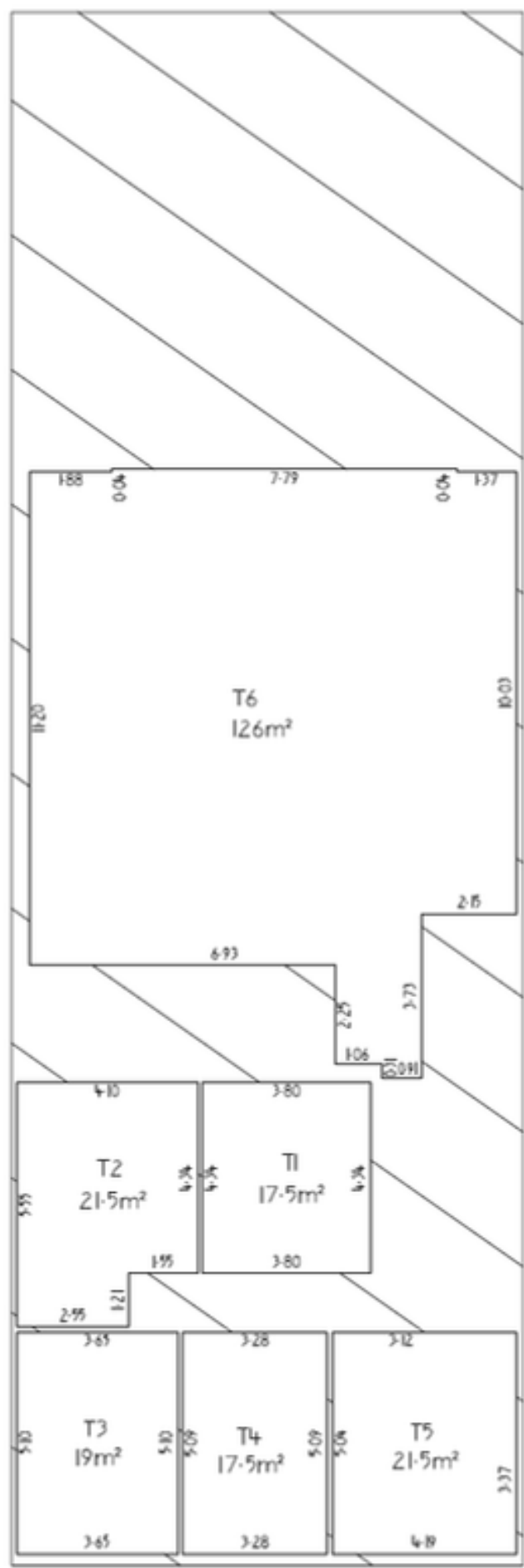
Floor Plan.

Ground Floor:



Floor plan is indicative only.

First Floor:



Key Documents.

To access the complete Buyer Information Pack, the Confidentiality Statement must be signed and provided to the Agent.

Assets to be provided once CS signed:

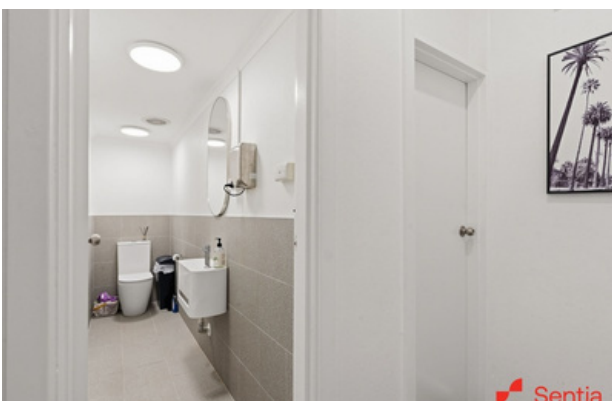
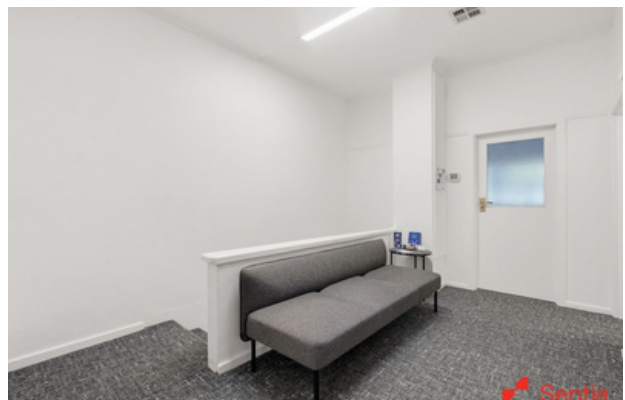
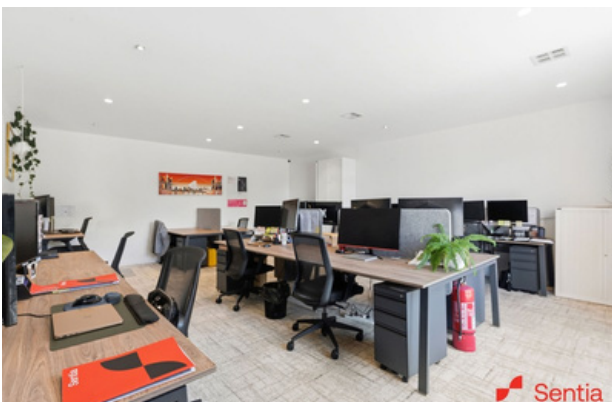
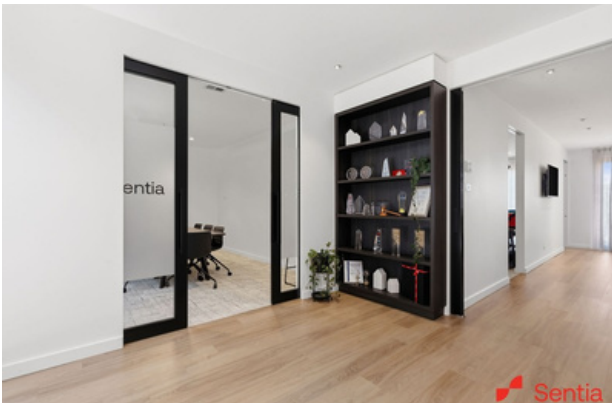
- Lease/Licence documentation for:
 - Peloso Pty Ltd
 - Sentia Real Estate (ACT) Pty Ltd
 - R Simone & J Britton
 - A Morrison
 - L Vincent
 - H Crosweller
 - C Furner
- Crown Lease
- Floor Plans
- Tenancy Schedule



Property Imagery.







Inspections.

All inspections by potential purchasers and/or their consultants are to be arranged by prior appointment by prior appointment with the exclusive agents.

Please Note: Access to the smaller office tenancies may be limited.

Sale Process.

14 Barker Street is being offered for sale by **Expression of Interest (EOI), closing 12:00pm, 20 April 2026**. Prospective purchasers are invited to submit an 'Expression of Interest' addressed to the exclusive agent.

GENERAL TERMS OF THE OFFER

Expressions of Interest must clearly address the following matters (at a minimum):

- Pricing
- Identity of prospective purchaser (legal and beneficial ownership)
- Approval processes and timing / nature of due diligence If any)
- Key documentation, comments, and other legal requirements.

Changes to the Process

The Vendor reserves the right, in its sole discretion, to postpone or cancel the proposed sale of the 100% interest and to modify or add any terms and conditions to the proposed contracts or other material associated with the proposed sale. Nothing in this document obliges the Vendor to negotiate or endeavour to sell the property or reach any agreement with any party.



Contact.

Chris Antos

@ chris@sentiaRE.com.au

+61 422 837 647

Simon McGuire

@ simon@sentiaRE.com.au

+61 418 693 635



Lvl 1/14 Barker Street, Griffith ACT



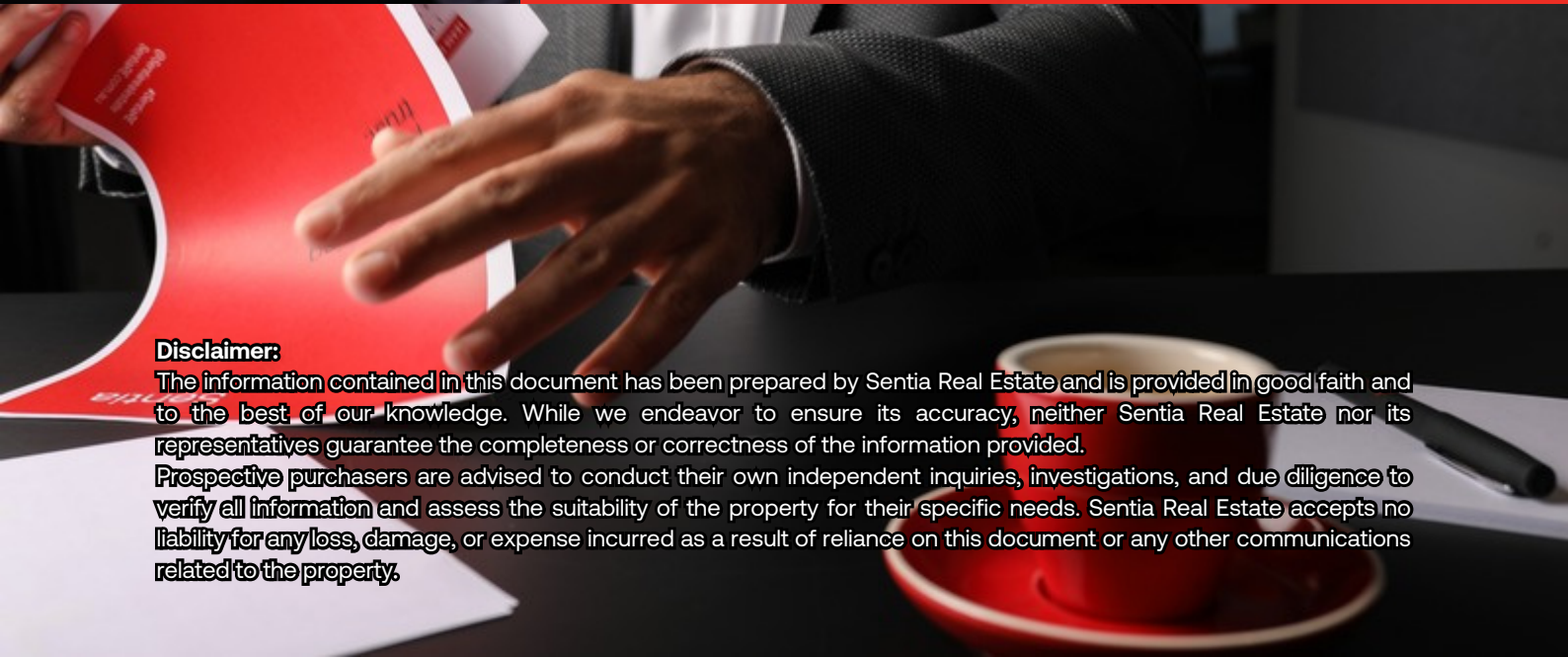
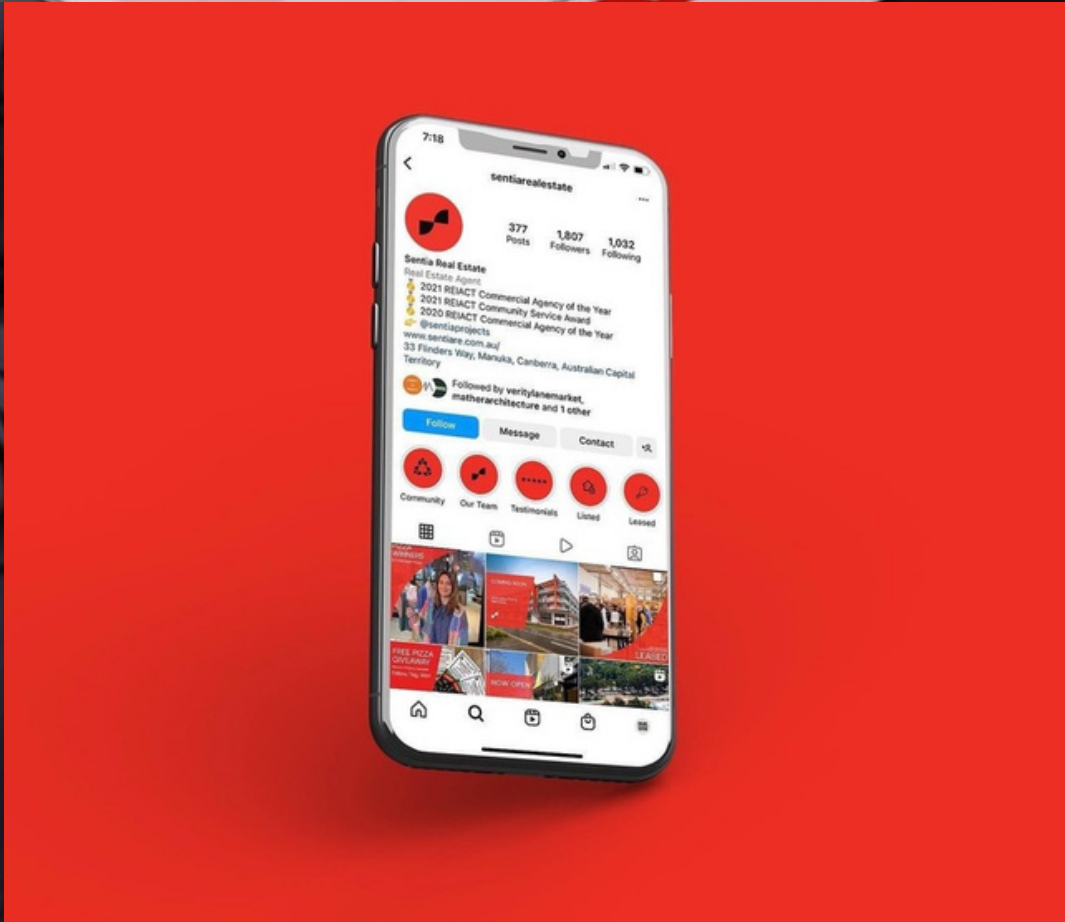
PO Box 4256, Manuka ACT 2603



sentiaRE.com.au



@sentiarealestate



Disclaimer:

The information contained in this document has been prepared by Sentia Real Estate and is provided in good faith and to the best of our knowledge. While we endeavor to ensure its accuracy, neither Sentia Real Estate nor its representatives guarantee the completeness or correctness of the information provided.

Prospective purchasers are advised to conduct their own independent inquiries, investigations, and due diligence to verify all information and assess the suitability of the property for their specific needs. Sentia Real Estate accepts no liability for any loss, damage, or expense incurred as a result of reliance on this document or any other communications related to the property.