



The Barkins outlet at Southport . . . the first on the Coast for the distributor

Barkins makes Southport debut

by Travis Lye
business property editor

A NATIONAL women's fashion distributor has set up shop in premises at Southport formerly occupied by Warehouse for Fashions.

The move into 430sqm premises at 73 Scarborough Street represents a debut Gold Coast foray for Barkins, owned by Jonathon Baral.

The tenancy, next to Australia Fair and Suncorp bank, has been repainted and fitted with new flooring.

It is leased for a seven-year term, with no options, at an undisclosed rate.

The distributor has a number of stores across Australia that supply clothes and accessories to well known fashion outlets.

The leasing deal was negotiated by Kym Thrift and Jillian Pratt, of Bayliss & Samra Commercial Realtors.

Miss Thrift said the property was vacant for only a few weeks after closure of Warehouse for Fashions.

She said the space provided a rare opportunity within the Gold Coast's fastest-growing business precinct for the fashion company.

"Barkins chose the site for its first Gold Coast store due to the large amount of passing traffic and the proximity to Australia Fair and other quality fashion retailers," she said.

In a separate deal, Miss Thrift and Miss Pratt recently leased a 320sqm retail space at 47 Scarborough Street to a national franchise company, MBE.

The business-to-business company's services include offset printing and digital copying to packaging and courier and design services.

Franchisee Brendan Richards has signed a five-year lease with options at an undisclosed rate for the two-level building.

A refit is under way and the business is expected to open in two weeks.

MBE has franchises at more than 5000 locations in 30 countries.

Miss Thrift said retail and office space in Southport's business hub was still in demand by quality operators.

"Most national groups we have been dealing with find Southport to be the ideal location because of its central position, with all facilities at hand," she said.

Miss Thrift said retail properties in the precinct leased at rental rates ranging from \$500/sqm to \$1000/sqm, depending on size, location and building finish.

"Office space is much the same as retail," she said.

"Rates are dependent on the grade of the building, its position in Southport and its outlook; they can range from \$300/sqm to \$500/sqm."

MANDATE



The Mandate outlet . . . new front, signs, flooring, racks and shelving

Chevron Island wins a Mandate

by Travis Lye
business property
editor

A MEN'S fashion house is the new face at a 30-year old Chevron Island arcade.

Mandate occupies a 65sqm space on a three-year lease in the Triangle Arcade, which marks the start of the island's cafe, bar and fashion strip.

The clothing retailer, associated with Darren Radlow, Len Streager and Ian Waters, has leased the space at a rate of \$900/sqm in a deal negotiated by Kody Cook and Jillian Pratt, of Bayliss & Samra Surfers Paradise.

Mandate specialises in casual resort wear, catering to the mature and well-dressed.

The Chevron address has undergone a new fitout, which included stripping the premises – previously home to a wedding and beauty outlet – and installing a new front, as well as signs, flooring, racks, shelving and fitting rooms.

The fashion business first opened in Sydney in 1982 and moved to the Gold Coast in 1992, opening that year at Pacific Fair, in Broadbeach, where it continues to operate.

A second Mandate store operates at Marina Mirage, on The Spit, and a third at Australia Fair, in Southport.

The Triangle Arcade, at 37 Thomas Drive, sits on 1664sqm and has a 22-bay car park at rear.

It is owned by Harry Demetriou who acquired it in 2002 at a cost of \$3.6 million.



Mandate caters to the mature and well-dressed

In 2006, to lift its ambience, the arcade underwent a \$150,000 makeover that included new roof, fitouts, signage and lighting.

Other tenants in the 750sqm arcade include a sushi bar, Soulz Bar, Triangle Meats, a bottleshop, Curry Muncher Cafe and Volume Hair Studio.

Mandate's Mr Radlow said there were plans to further expand the business and a store was expected to open at Runaway Bay in December and another at Robina in April.

He said Chevron Island was chosen for a store as many of its businesses targeted Mandate's primary market and it provided a relaxed shopping atmosphere.

Mr Cook said the island was undergoing change, with more quality operators being attracted to its retail strip

because of its established reputation and high-quality projects, such as the \$750,000 extension and refurbishment of 64 Thomas Drive.

The upgrade of the building entailed converting an alfresco area at the rear into shop space, which boosted floorspace to almost 490sqm.

The two-level building sits on a 405sqm site fronting Thomas Drive and Mawarra Street, at the western entry to the retail precinct.

It is held by Brisbane companies EG Properties and Photon Investments, which acquired the property for \$3.2 million in 2006 from Garry Hoffman Promotions.

Photon Investments director David Evans has said he believes the refurbishment will lead to further transformation within Chevron Island's retail heart.