

Brand New High-End

CHILD CARE

Investment



*Artist's Impression

High Yielding
Investment
Opportunity!

Child Care, 14-16 Simla Street **MITCHAM**
For Sale by Expressions of Interest closing Wednesday 6 March at 2pm

14-16 Simla Street MITCHAM

First class child care investment with long-term lease

- Brand new child care centre
- Purpose built centre with permit for 138 places
- Leased to experienced operator 'Gloryland Childcare & Kindergarten'
- Directors have over 35 years experience in Singapore/Australia
- New 15 + 10 + 10 year lease
- Favourable lease structure, with tenant paying all outgoings including repairs/maintenance + building insurance (excl. land tax)
- Commencing net rent of \$545,000 per annum* Outgoings and GST
- Fixed rental growth of 3.5% per annum
- Secure lease structure with 6-month security deposit and personal guarantees
- Significant potential depreciation benefits
- Situated within the City of Whitehorse, one of Melbourne's most highly sought after eastern suburb locations
- Mitcham is an undersupplied child care market with only 290* places and very little vacancy within the immediate area



For Sale

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Wednesday 6 March at 2pm

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SAVILLS MELBOURNE THE MARKET LEADER IN THE SALE OF CHILD CARE CENTRES

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*Approx.