MODERN CHILD CARE CENTRE WITH BRAND NEW LEASE TO ASX LISTED TENANT

FOR IMMEDIATE PRIVATE SALE

Child Care Centre III 9754.8328 • 630am - 6.30am

4 RUTHERFORD ROAD, TECOMA



FULLY REFURBISHED CHILD CARE CENTRE WITH NEW LONG TERM LEASE

4 RUTHERFORD ROAD, TECOMA



Modern fully refurbished child care centre

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- Leased to ASX listed operator Mayfield Childcare Limited (21 centres state-wide)



- Brand new 10+10+10 year lease from May 2019
- Net rental of \$281,190 per annum* + outgoings & GST (as of May 2020)



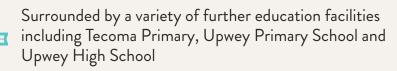
Fixed annual 3% rental increases



Licensed for 78 places



- Substantial landholding of 2,779sq m*
- Located within an established residential neighbourhood





FOR IMMEDIATE PRIVATE SALE





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

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