

Prime Child Care Investment

200 Smith Street, Thornbury

For Sale by Auction Thursday 10 September at 1pm on-site



CBD
6KM* AWAY

LYGON STREET

NICHOLSON STREET

EAST COBURG
MEDICAL CENTRE

NORTHCOTE
GOLF CLUB

MAYER
PARK

NORMANBY AVENUE

200
SMITH STREET
THORNBUARY

MERRI CREEK

SMITH STREET

COSMOS GROVE

savills

Outline Indicative Only



Secure investment opportunity to national tenant

200 Smith Street, Thornbury

- Leased to Guardian Early Learning Group, a national operator with 90+ centres
 - 10 year lease expiring 2022 with options
 - Current Net Rental of \$71,461 per annum* with huge upside at market review May-2016
 - Modern centre licensed for 56 places with application pending for additional places
 - Valuable land holding of 1,190sq m*
 - Located in a significant residential catchment area
 - Terms: 10% deposit, balance 30-60 days
- *Approx.

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