

Brand New High-End

CHILD CARE

Investment



*Artist's Impression

High Yielding
Investment
Opportunity!

Child Care, 14-16 Simla Street **MITCHAM**
For Immediate Private Sale

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 Immediate
Private Sale

Jesse Radisich
0402 085 702
JRADISICH@SAVILLS.COM.AU

Mark Stafford
0404 401 053
MSTAFFORD@SAVILLS.COM.AU

Benson Zhou 周文旭
0458 488 888
BZHOU@SAVILLS.COM.AU

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

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*Approx.