



## 17 year WALE - Childcare Centre - Leased until 2038

Medical/Consulting • Retail • Showrooms/Bulky Goods

Childcare, 2 King Street, Deakin, ACT 2600

**Floor Area:** 624 m<sup>2</sup>

### Property Description

The Deakin School for Early Learning is a long standing childcare centre, well located in Canberra's Inner South suburb of Deakin. The property contains an outstanding tenant on excellent lease terms. This is a exceptional investment opportunity for the yield based investor.

Some features of this opportunity are:

- \* 20 year lease to Deakin School for Early Learning, expiring in 2038.
- \* Annual net rent of \$344,208 per annum plus GST
- \* 90 place centre operating at effective capacity.
- \* 4% annual rent increases for next 17 years of the lease.
- \* Tenant pays 100% of all outgoings, including Body Corporate Fees, Rates & Water & Sewerage.

Located in Deakin, the building is in close proximity to the CBD, inner south and Woden. In addition to the existing office buildings already within the precinct, there is a new Government office building under construction adjacent to the property. These buildings provide a constant supply of potential clients to the centre.

For more information, please contact Andrew Smith on 0409 600 471 or andrew.

**For Sale**

Contact Agent  
Auction

### Additional Details

**Tenure Type**  
Tenanted  
Investment

**Car Spaces**  
19

**Parking Comments**  
19



**Andrew Smith**

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