



**Burgess
Rawson**

Sold

Strong Trading Childcare Investment Adjoining Brighton Village ...

Sold

Contact Agent

Sold: Thu 23-Jun-22

Medical/Consulting • Retail • Other

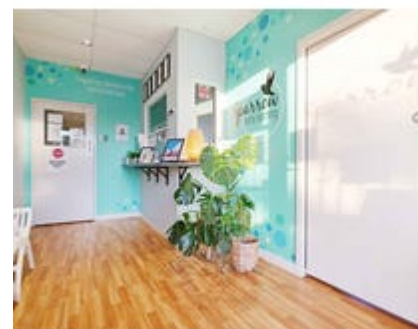
14 Marchwood Boulevard, Butler, WA 6036

Floor Area:

552 m²

Land Area:

2333.00 m² (approx)



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Property Description

- **New 15 yr net lease + options to 2067**
- **Greater of CPI or 3% pa rent increases**
- **2,333 main road site**

+Fifteen (15) Year Net Lease to Sparrow Early Learning to 2037.
+Three (3) further Ten (10) year options to 2067.
+Sparrow Early Learning: 60 centres nationally and a subsidiary of Fullshare Holdings Ltd, listed on the Hong Kong Stock Exchange (SEHK:607), with offices in China, Hong Kong, Singapore, and Australia, and with a Market Cap of HK2.13 billion.
+Annual rent increases to the greater of CPI or 3%.
+Tenant pays all outgoings, including single holding land tax and management fees.
+Purpose-built childcare centre, licensed for 90 LDC places.
+Strong trading essential service investment with high occupancy.
+Prominent 2,333sqm* site, fronting Marmion Avenue with exposure to 34,000+** vehicles passing daily.
+Favourable Zoning: Urban Development R-60 under the Brighton Village Agreed Structure Plan.
+Strategic position adjoining Coles anchored Brighton Village Shopping Centre and only 35 kilometres from the Perth CBD, and within 1.5km's* to various high-profile national tenants including with ALDI, Dan Murphy's, Anaconda, Spotlight, Amart Furniture, KFC and McDonald's.
+Surrounded by important social infrastructure including 11 schools within a 3km radius servicing over 6,600 full-time students.***
+The \$1.25bn Yanchep Railway Extension (Metronet) is Perth's largest investment in public transport and will facilitate the rapid growth of Butler.****
+Situated in the City of Wanneroo, one Australia's fastest growing regions, and forecast to more than double its current population to 354,000 residents by 2043 (Source: forecast.id).
+Childcare/Early Education is an essential service and one of Australia's most sought-after asset classes, with the Federal and State Governments providing record funding. In the 2021-22 Federal Budget, the government added a further \$1.7 billion to the \$10.3 billion already budgeted for the year*.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

14 Marchwood Boulevard, Butler, WA 6036



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