



Entry Level Childcare Investment | 15 Year Net Lease to 2032

Sold

Contact Agent

Sold: Thu 11-Nov-21

Medical/Consulting • Retail • Other

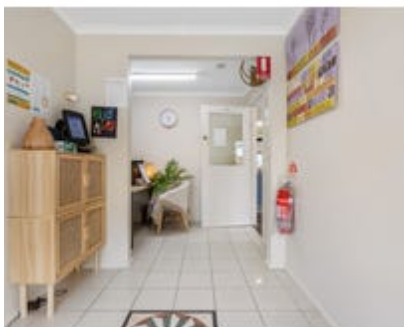
31 Camille Street, Hallett Cove, SA 5158

Floor Area:

1 m²

Land Area:

661.00 m² (approx)



Property Description

- **15 Year Net Lease + options to 2047**
- **Fixed 3% annual rent increases**
- **Established business of 35+ years**

+ 15 year net lease to Global Sky Education to 2032
+ Three further 5 year options to 2047
+ Global Sky Education: experienced and successful provider with a network of 9 centres nationally
+ Desirable 3% annual rent increases
+ Tenant pays all usual outgoings
+ Well maintained child care facility, licensed for 30 LDC places
+ Prominent 661sqm corner site located only 650 metres from Hallett Cove, Shopping Centre including Woolworths, ALDI, McDonald's and Big W
+ Hallett Cove: established bayside suburb located 23km south from the Adelaide CBD
+ Childcare/Early Education is an essential service and one of Australia's most sought-after asset classes, with both Federal and State Governments providing record funding. In the 2021-22 Federal Budget, the Federal Government added a further \$1.7 billion to the \$10.3 billion already budgeted for the year.*
+ Stamp Duty free investment opportunity
+ Net Income: \$67,530 pa + GST

For Sale by Investment Portfolio Auction
11.15am (AEDT) Thursday 11 November 2021

*Mitchell Institute, Australian Investment in Education: Early Learning.

RLA 293472

Additional Details

Building	Tenure Type
Whole	Tenanted Investment

31 Camille Street, Hallett Cove, SA 5158



Adam Thomas
0418 998 971

Natalie Couper
0413 856 983



Oliver Totani
0412808743

Jack Dyson
0448685593

Burgess Rawson - Melbourne
Level 7, 140 Bourke Street, Melbourne Vic 3000

Knight Frank - Adelaide (RLA 199257)
Level 29 Westpac House, 91 King William Street, Adelaide SA...