



## Secure & Affordable Childcare Investment

Sold

Contact Agent

Sold: Thu 13-Aug-20

Medical/Consulting • Retail • Other

46 Collyn-Dale Drive, Wangaratta, Vic 3677

**Floor Area:**

1 m<sup>2</sup>

**Land Area:**

3050.00 m<sup>2</sup> (approx)



## Property Description

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- **10 Year Net Lease to 2025 + Options**
- **ASX listed with 470+ centres**
- **Long established & successful business**

+ Secure 10 Year Net Lease to G8 Education to 2025  
+ Four further 5 year options to 2045  
+ G8 Education: Australia's largest early education provider, educating more than 58,000 children per day across their 470+ centres  
+ Long established and successful business acquired by G8 in 2015  
+ Tenant pays all usual outgoings  
+ Purpose-built and exceptionally well-maintained child care facility with Service Approval for 78 LDC places  
+ Annual rent reviews plus ratchet provisions at the commencement of each further term, thereby guaranteeing rental growth  
+ Large 3,050 sqm site only 380 metres from Appin Park Primary School and 630 metres from St Bernard's Primary School and other schools  
+ Wangaratta: located on the Hume Highway corridor and the main gateway between VIC and NSW. One of Australia's most valuable and versatile agricultural growing regions with consistent rainfall and fertile soil producing high quality produce and world class wines  
+ Child Care/Early Education is an essential service and one of Australia's most sought-after asset classes, with the Federal Government spending an estimated \$8.6 billion on the sector during the 2019–20 financial year  
+ Net Income: \$153,206 pa + GST and Outgoings

For Sale by Expressions of Interest  
Closing 3pm (AEST) Wednesday 12 August unless Sold Prior

## Additional Details

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Building	Tenure Type
Whole	Tenanted Investment

46 Collyn-Dale Drive, Wangaratta, Vic 3677



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