



Highly Sought After Childcare Investment

Medical/Consulting • Offices • Retail

Childcare Centre, 8 Patrick Street, Tamworth, NSW 2340

Floor Area: 1 m²

Property Description

- 15 year lease to G8 Education to 2029
- G8: ASX listed with 450+ centres
- 4% rent increases w ratchet provision

15 year lease to G8 Education to May 2029

Fixed 4% annual rental increases plus 'ratchet' provisions

G8 Education Ltd: largest ASX listed early education provider with over 450 centres nationally and a market cap of \$1.48 billion

Two further 5 year options to May 2039

Well maintained child care facility licensed for 38 places

Tenant pays all usual outgoings including management fees

Easily managed, single tenanted investment

Highly regarded location, 200m from both TAFE New England and Oxley High School, 1km from Tamworth's CBD

Net income: \$97,525 pa + GST (May 2017)

Auction 11am AEST Tuesday 4 April 2017

Doltone House Hyde Park, 181 Elizabeth Street, Sydney

Sold

Contact Agent

Sold: Tue 04-Apr-17

Additional Details

Building

Whole

Tenure Type

Tenanted
Investment



Dean Venturato

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Natalie Couper

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