



Brand New Childcare Investment | Secure 15 Year Net Lease to 2036

Sold
Contact Agent
Sold: Thu 30-Sep-21

Medical/Consulting • Retail • Other

58 Botany Parade, Hammond Park, WA 6164

Floor Area:

470 m²

Land Area:

1883.00 m² (approx)



Property Description

- **15 + 10 + 10 Year Net Lease to 2056**
- **Fixed 3% annual rent increases**
- **Strategic 1,883 sqm island site**

- + 15 year net lease to Buttercups Childcare & Early Learning to 2036.
- + Two further 10 year options to 2056.
- + Buttercups Childcare & early Learning: experienced early education provider with four Perth locations.
- + Fixed 3% annual rent increases.
- + Tenant pays all outgoings, including single holding land tax.
- + Impressive child care facility, licensed for 81 LDC places.
- + New construction with significant depreciation benefits.
- + Strategic 1,883sqm 'island' site opposite Botany Park and 250 metres from Hammond Park Primary School (830 students).
- + Excellent access to major transport links including Aubin Grove Train Station (105m), the Kwinana Freeway and only 23 kilometres from the Perth CBD.
- + 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.*
- + Net Income: \$225,500 pa + GST.

For Sale by Investment Portfolio Auction
11am (AEST) Thursday 30 September 2021

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

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

58 Botany Parade, Hammond Park, WA 6164



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