

11/65 Manning St, Kiama, NSW 2533

Sold - \$1,400,000

Medical/Consulting



Sold by Michele Lay & Matthew Lay

An outstanding opportunity to acquire a tightly held medical investment in the centre of Kiama CBD, leased to a nationally recognised mental health provider, Headspace.

Positioned within Kiama's core commercial precinct, moments to retail amenities, transport and the beachfront, this asset offers secure income backed by an essential community service tenant on strong lease terms.

Investment Summary

- Tenant: Headspace (National Government Funded Medical Tenant)
- Lease: 5 years with 5 year option
- Rent Reviews: Fixed 4% annual increases
- Structure: Net lease (most outgoings payable by tenant)
- Net Income: Secure, recurring income stream
- Total Area: 250m² (approx.)
- Parking: 2 on title allocated secure, undercover car spaces

Investment Fundamentals

Current Rental: \$83,283.12 per annum including GST

Yearly increases: 4% fixed

Commencement date: 1 October 2023

Option Period: 5 years

- Triple A "everyday necessity" tenant profile
- Fixed annual rental growth provides built-in yield escalation
- Defensive healthcare sector covenant
- Established mixed-use commercial/residential precinct

This is a rare opportunity to secure a blue chip medical investment in a tightly held coastal market with long term income certainty and fixed growth.

Listed By

Michele Lay

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Matthew Lay

Open for Inspection

By Appointment.

