



**Mudgee**

**Reference:** 476

**Location:** Mudgee NSW

**Number of Places:** 120

**NET:**

**Rent (Per Annum):** Offers

**Sale Price:** Offers

**Price**

**Property Type**

**Property ID**

Offers

business

329

**Agent Details**

Lincoln Bridge - 0424 370 025

**Office Details**

Benchmark Business Sales &  
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## New Listing

120 place Leasehold Turnkey. Successfully childcare business is primarily about supply and demand and this site shows **STRONG DEMAND!** Presently there are five LDC centres in Mudgee supplying 261 places to a resident market of 1,110 children under 5. This high ratio of 4.3 children per place. Needs analysis shows an undersupplied market. Up to 100 of places are needed immediately to cater for the undersupply. On offer is a new 120 place leasehold childcare centre to be constructed in the new Master Plan Development Caerleon Estate, situated on the northern outskirts of Mudgee NSW. 56 lots in the First Stage have already delivered. Over the next 10 years Caerleon will see another 1,600 residential lots developed and released. The childcare Developer is seeking an experienced childcare operator and will work with the tenant on centre design etc.

**Call now to discuss lease terms. Lincoln Bridge 0424 370 025**