

Raine&Horne. Commercial

NICHOLLS
3/50 Curran Drive

734 sqm

Securely Leased to ASX Listed VIVA Leisure

Sold

Jointly offered to the market, Knight Frank and Raine & Horne Commercial Canberra are pleased to present Unit 3, 50 Curran Drive, Nicholls. Fully leased to fast-growing ASX-listed Viva Leisure on a newly inked 4 + 4 + 4 year arrangement, and situated in Canberra's burgeoning Gungahlin Town Centre, this presents as an exceptional investment opportunity to be offered by way of Expression of Interest.

VIVA Leisure directly operates over 160 health clubs within the Australian Capital Territory, New South Wales, Queensland, Victoria and Western Australia, with the majority operating under the Club Lime and Hiit Republic brands. In addition, Viva Leisure owns the Plus Fitness master franchise which includes over 200 franchisee locations in Australia, New Zealand and India. Club Lime dominate the Canberra fitness landscape, with competitive member fees, multi-site access options and state of the art facilities.


On offer is a brand new 4 year net lease which has just commenced, with 3% annual increases and multiple options, in the heart of Canberra's fastest growing area.


Highlights Include:

Property ID	L30927571
Property Type	Hotel/Leisure
Building / Floor Area	734

AGENT

Mark Nicholls

 0417239551

 mark.nicholls@canberra.rhc.com.au

- 734 sqm tenancy in boutique development
- Located just off Barton Highway
- Over 130, free, on-grade car spaces
- “Gold Creek Country Club” complementary tenancy mix
- Group training room, male and female amenities
- Tenant recently upgraded equipment
- Corporate held Lease
- Lessee: Viva Leisure (Club Lime)
- Lease Term: 4 years
- Lease Commencement: 1 September 2024
- Lease Expiry: 30 August 2028
- Further Options: 2 × 4 years
- Increases: 3% fixed per annum
- Security: 3 month bond
- Tenant’s Proportion of Outgoings: 100%
- Net Income: \$197,000 per annum

Unit 3, 50 Curran Drive is for sale by Expression of Interest. For more information or to book an inspection reach out to the exclusive agents at Raine & Horne Commercial Canberra or Knight Frank.