

# FOR LEASE



## 138 Main Road McLaren Vale SA 5171

Size (approx)	Approx. 410 Sqm
Rent	\$1005.00 + GST & Outgoings
Zoning	Neighbourhood Centre - City of Onkaparinga
Availability	Available form 1 June 2020

### Property Features

This property offers approximately 41 sqm of office / retail space with great window exposure situated on the main road in McLaren Vale. Located in a group of four shops including a florist and hair and beauty.

Could suit retail, food, office or medical and allied services (STCC).

Surrounded by a large shopping centre next door, this is a great opportunity to establish your business in this beautiful town with plenty of locals and visitors.

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following:  / One month's rent inclusive of outgoings & GST  / Bond (2-3 Months rent) or Bank Guarantee  / 50% of the lease preparation fees
Council Rates:	\$2,161.07	
SA Water Rates:	\$42.19	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$31.73	
Electricity:	as consumed	
Reconciliation Fee:	\$50.00	
Building Insurance:	\$365.77	
Fire Protection:	\$114.20	
Garden Fee:	\$223.51	
Total: <b>\$2,988.47</b> plus GST (if applicable)		

### Note the tenant responsibilities also include the following

Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing

Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover

Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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