



## 75 Main Street Lobethal

Size (approx)	136.7 Sqm
Rent	\$2,166.66 per month + GST + Outgoings
Zoning	Township Main Street
Availability	Now

### Property Features

Would suit variety of uses including retail / food / café / take away  
 Commercial kitchen amenities: grease trap, cool room & exhaust provisions  
 Toilet amenities and off street parking available

Estimate of outgoings tenant liable to pay per annum		
Council Rates:	\$ 1,425.52	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
SA Water Rates:	\$ 171.29	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 385.79	
Building Insurance:	\$ 2,352.31	
Electricity:	as consumed	
Fire Protection:	by Lessee	
Total: \$ <b>4,334.91</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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