

FOR LEASE



445 Old Coach Road, ALDINGA, 5173

Size (approx)	Approximately 10,000 Square Metres
Rent	\$3250.00 Per Month Plus GST & Outgoings
Zoning	Open Space & Rural
Availability	April, 2024

Property Features

- Café building with evaporative air conditioning
- Fully-equipped galley kitchen
- Authentic pizza oven
- Inviting bar area
- Stage for entertainment
- Seating for approximately 85 guests
- Fully Licensed
- Two spacious garages
- Ample parking with easy access
- External amenities block
- Charming rotunda
- Picturesque gardens
- Quaint wishing well
- Charming rotunda
- Shade house

Estimate of Annual Outgoings:

Council Rates:	TBA
SA Water Rates:	TBA
SA Water Consumption:	as consumed
Emergency Services Levy:	TBA
Management Fees:	TBA
Building Insurance:	TBA

Total: TBA plus GST (If Applicable)

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Tenant Responsibilities also include:

- Arranging their own Electricity, Telephone/Internet Connections & Billing
- Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
- Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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