



134 Main Road, McLaren Vale SA 5171

Size (approx)	140 Square metres
Rent	\$2,268.00 Per month + GST & Outgoings
Zoning	Suburban Main Street - City of Onkaparinga
Availability	5TH November 2021

Property Features

Well presented glass frontage showroom within a group of four shops
 Great Main Road exposure with large windows. Incl. ducted evaporative air-cond
 Storage space plus office to the rear, plus small roller door access for loading
 To suit Retail / Medical / Office / Hair Dressers etc

Area may be downsized by removal of storage area, subject to negotiation

Estimate of Annual Outgoings:

Council Rates:	\$ 3,000.00
SA Water Rates:	\$ 280.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 540.30
Reconciliation Fee:	\$ 100.00
Fire Protection:	\$ 100.00
Maintenance & Repairs:	\$ 303.52
Gardening:	\$ 333.79
Building Insurance:	\$ 1,037.85

Total: **\$5,695.46** 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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