



FOR LEASE

**SEMAPHORE
67A SEMAPHORE ROAD**



**OPPORTUNITY TO SECURE RETAIL TENANCY OF APPROX 67 SQ.M
SET IN COSMOPOLITAN SEMAPHORE RETAIL PRECINCT.
SUIT RETAIL OR SMALL OFFICE USE.**

Terms of Lease: Assignment

- Area:** - Total lettable area of approx 67 square metres.
- Rental:** - Current rental payable is \$18,918.84 P.A. plus GST plus Outgoings of approx \$2,450.00 P.A.
- Lease Term:** - Existing Lease is set to expire on 07.04.2008 with One (1) option to extend for additional term of Two (2) years.
- Rent Review:** - Annual rental reviews thereafter are to CPI.
- Outgoings:** - Unless individually assessed, incoming Tenant is to pay 50.0% of total property's Corporation Rates, SA Water & Sewer rates, ESL and building insurance, as well as for own business insurance premiums including public liability and plate glass.
- Guarantees:** - Any incoming Tenant will be required to provide personal guarantees for the performance of the Lease.
- Direct Lease:** - On merit the Landlord will consider a Direct Lease at an asking rental of \$20,500.00 P.A. plus GST plus Outgoings.

**FOR FURTHER DETAILS & INSPECTION CONTACT SOLE LEASING AGENTS
ANDREW STABOLIDIS or GEORGE ZOGOPOULOS
0439 803 639 0412 824 278**

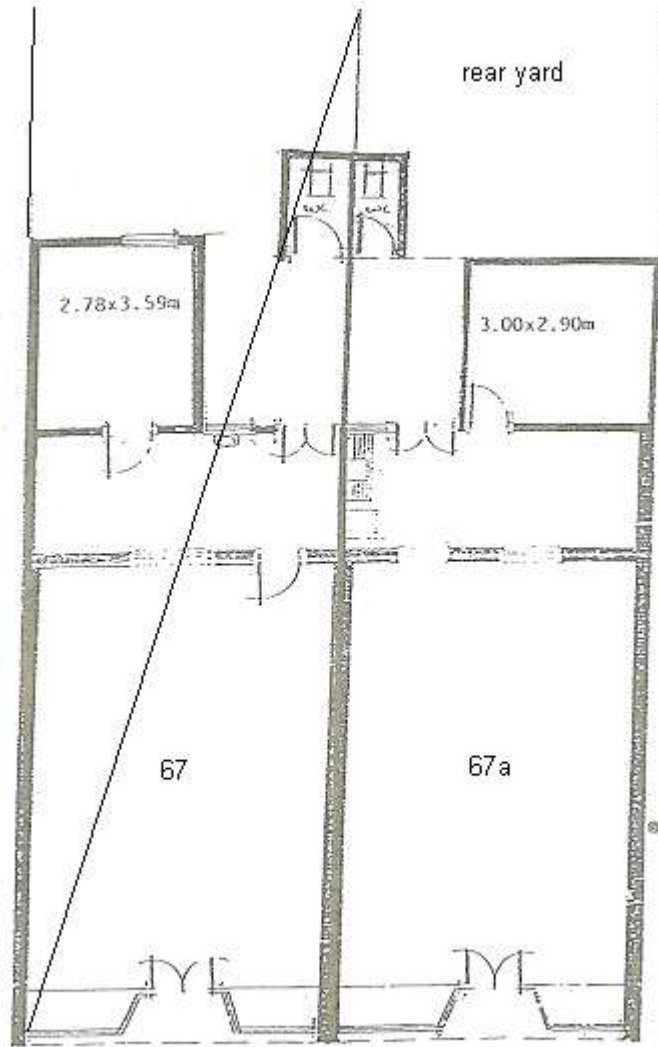
OFFICE: 8410 6444

PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

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