



FOR LEASE

**BEULAH PARK
299 THE PARADE**



AFFORDABLE, ADAPTABLE AND WELL POSITIONED RETAIL SHOP SET ON LAND HOLDING OF APPROX 520 SQ.M WITH REAR ACCESS, FULLY SECURED YARD AND ON-SITE PARKING AT REAR.

SUIT A VARIETY OF COMMERCIAL / RETAIL USES (STCC). THE PREMISES HAVE OPERATED AS A NON-LICENSED RESTAURANT FOR THE PAST 30 YEARS AND THE EXISTING RESTAURANT PLANT & EQUIPMENT IS AVAILABLE FOR PURCHASE BY THE SUCCESSFUL TENANT.

Terms:

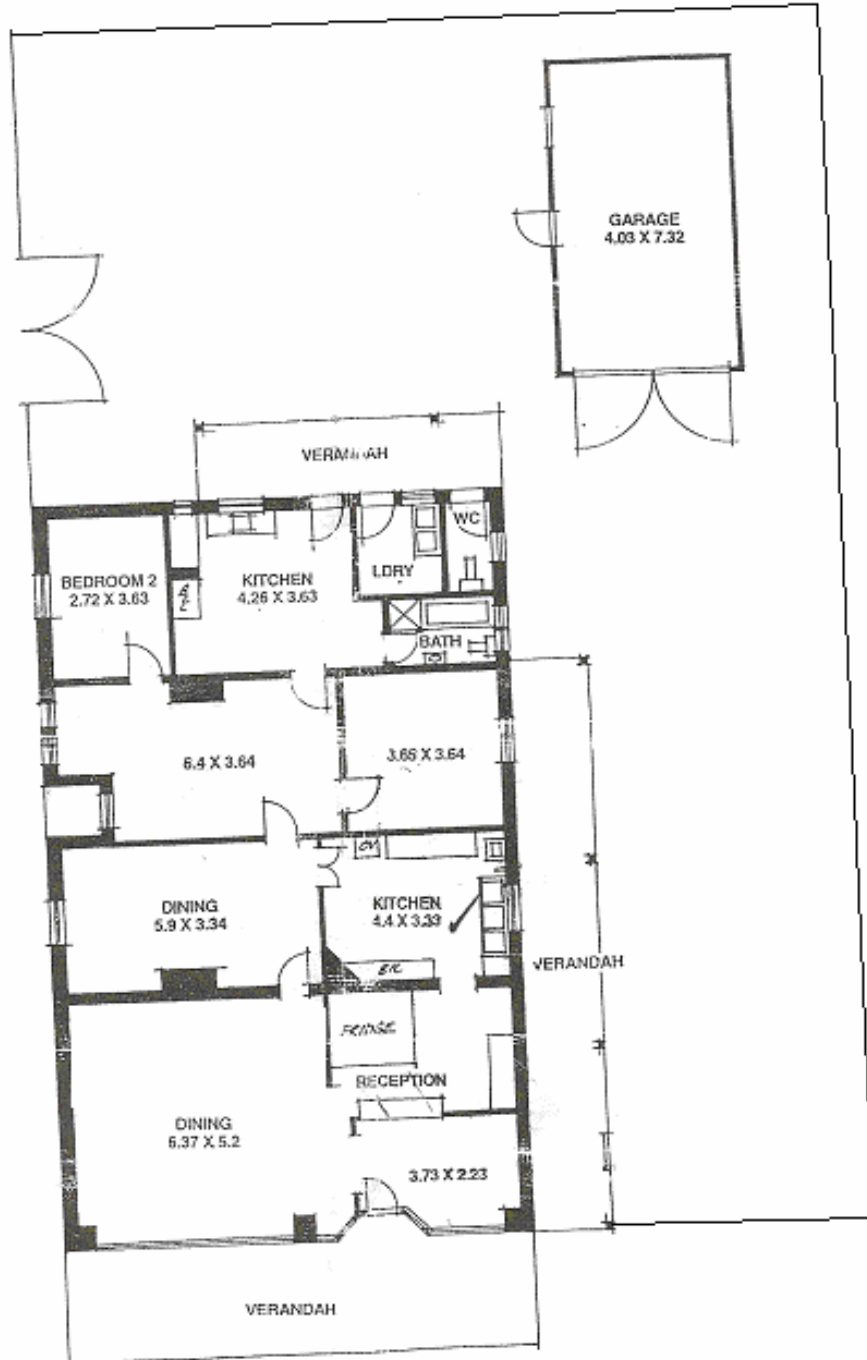
- Rental** - Rental required is \$55,000.00 P.A. NET + GST + Outgoings.
- Term** - Lease term of Five (5) years.
- Outgoings** - Incoming tenant is responsible for payment of Council Rates, SA Water & Sewer Rates, Emergency Services Levy and Building Insurance premium (total approx \$ 6,500.00 P.A.) as well as for own metered utilities and own business insurance premiums including public liability and plate glass insurance.

**TO REGISTER YOUR INTEREST CONTACT SOLE LEASING AGENT
GEORGE ZOGOPOULOS: 0412 824 278
OFFICE: 8410 6444**

PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

NEGOTIATORS (REAL ESTATE) PTY LTD (A.C.N. 007 808 451) A.B.N. 66 007 808 451 Licensed Agents M.R.E.I.
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Floor Plan



The Parade