



FOR LEASE

SEMAPHORE

SHOP 2, 35 SEMAPHORE ROAD



OPPORTUNITY TO SECURE A PRIME RETAIL / COMMERCIAL TENANCY OF APPROX 73 SQ.M SET IN COSMOPOLITAN SEMAPHORE ROAD. THE PREMISES WERE FORMERLY UTILISED AS A HAIR SALON. SUIT RETAIL SHOWROOM USE.

Terms of Lease:

- Area:** - Estimated lettable area of approx 73 square metres.
Rental: - Rental required is \$30,000.00 P.A. plus GST plus Outgoings of approx \$4,300.00 P.A.
Term: - Initial lease term of Five (5) years is required with option avail.
Rent Review: - Annual rental reviews to CPI + 1% with market at renewal.
Outgoings: - Unless individually assessed, incoming Tenant is to pay 33.33% of total property's Corporation Rates, SA Water & Sewer rates, ESL, building insurance, as well as for own metered utilities and own business insurance premiums.
Guarantees: - Available for immediate occupation.

FOR FURTHER DETAILS & INSPECTION CONTACT SOLE LEASING AGENTS

ANDREW STABOLIDIS or GEORGE ZOGOPOULOS

0439 803 639

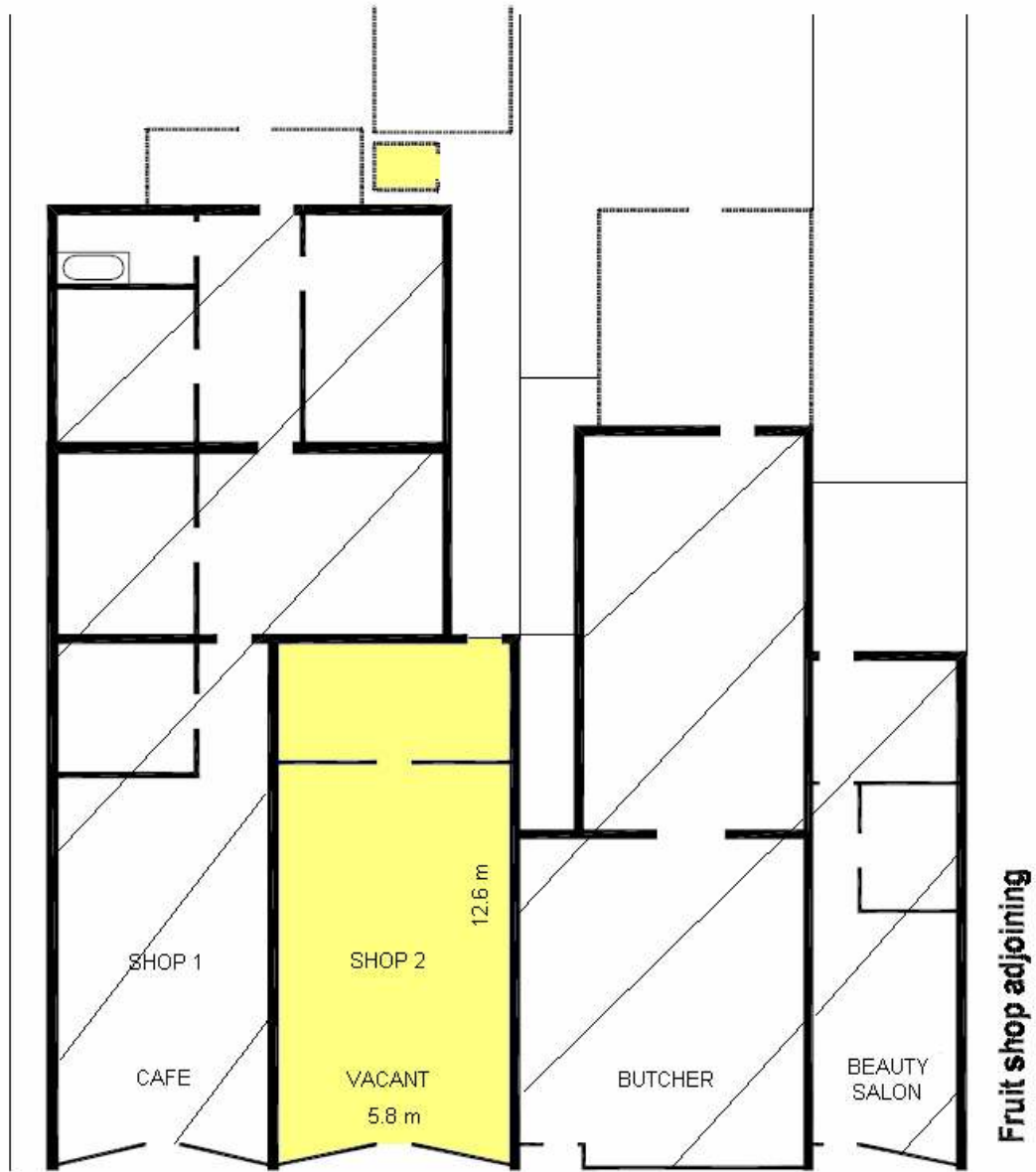
0412 824 278

OFFICE: 8410 6444

PROPERTY CONSULTANTS • AUCTIONEERS • PROPERTY MANAGERS

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