



Property Address: 134 Main Road McLaren Vale SA 5171

Property Size: Approx 140 sqm

Rent Amount: \$2,250.00 Per Month + GST & Outgoings

Council Zoning: Neighbourhood Centre - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$2,804.66
SA Water Rates:	\$297.80
SA Water Consumption:	as consumed
Emergency Services Levy:	\$469.80
Electricity:	as consumed
Fire Equipment Service:	\$120.00
Gardening:	\$210.94
Reconciliation Fee:	\$50.00
Building Insurance:	\$1,112.01
Total:	<u>\$5,065.21</u> plus GST (if applicable)

NOTE: - Tenants are responsible for arranging their own Electricity, Telephone Connections & Billing
- Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover
- Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

- > 140 sqm of showroom/retail space located in a group of four shops
- > Great main road exposure with large windows
- > Ducted evap aircon
- > Work/storage room plus office in the rear
- > Rear roller door access for loading/unloading
- > Could suit retail, food, office or medical/allied services



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