



136 A Main Road, McLaren Vale S.A. 5171

Size (approx)	55 Square metres
Rent	\$1,620.00 Per month + GST & Outgoings
Zoning	Suburban Main Street - City of Onkaparinga
Availability	22/11/21

Property Features

Office / Retail space with great window exposure situated on busy Main Road
 Shared toilet amenities
 Could suit retail, food, office or medical and allied services (stcc)
 Surrounded by a large shopping centre next door, great opportunity to establish your business in this beautiful town.

Estimate of Annual Outgoings:

Council Rates:	\$ 2,312.90
SA Water Rates:	\$ 300.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 323.45
Reconciliation Fee:	\$ 100.00
Fire Protection:	\$ 100.00
Maintenance & Repairs:	\$ 152.95
Gardening:	\$ 157.32
Building Insurance:	\$ 489.15

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

Total: **\$3,935.77** plus GST (If Applicable)

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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