



Property Address	<u>Unit 1 / 134 Main Road, MCLAREN VALE S.A. 5171</u>
Property size	<u>Approximately 139 Sqm² Brick Shop / Office / Retail</u>
Rent Amount	<u>\$3,475.00 Per month + GST & Outgoings / \$41,700.00 Per annum + GST & Outgoings</u>
Council Zoning	<u>Neighbourhood Centre (City of Onkaparinga)</u>

Estimate of outgoings tenant liable to pay per annum

Council Rates	<u>\$ 1,890.00</u> approx + gst
SA Water Rates	<u>\$ 100.00</u> approx + gst
SA Water Usage	<u>as metred</u> approx + gst
ESL	<u>\$ 350.00</u> approx + gst
Electricity	<u>as metred</u> approx + gst
Building Insurance	<u>\$ 1,200.00</u> approx + gst
<u>Strata Fees</u>	<u> </u> approx + gst
<u>Gardening</u>	<u> </u> approx + gst
<u> </u>	<u> </u> approx + gst
<u> </u>	<u> </u> approx + gst
Total	<u>\$3,540.00</u> approx + gst

Note: Tenants are responsible for arranging their own electricity and telephone connections and billing
Tenants must arrange and provide evidence of Public Liability & Plate Glass Insurance Cover

Comments: Glass fronted, Busy Main Road frontage.



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