

FOR LEASE



Unit 1 / 139 Main Road, McLaren Vale

Size (approx)	108sqm
Rent	\$2,250 per month + GST & Outgoings
Zoning	Neighbourhood Centre - City of Onkaparinga
Availability	Available 2nd September 2019

Property Features

- Bricked beauty shop/office/consulting rooms
- Suited for a variety of uses
- 3 rooms situated in the main street opposite McLaren Vale shopping centre

<p>Estimate of outgoings tenant liable to pay per annum</p> <table border="0"> <tr> <td>Council Rates:</td> <td>\$2,414.11</td> </tr> <tr> <td>SA Water Rates:</td> <td>\$173.32</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>\$310.04</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Fire Equipment Service:</td> <td>\$120.00</td> </tr> <tr> <td>Building Insurance:</td> <td>\$515.80</td> </tr> <tr> <td>Reconciliation</td> <td>\$50.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total: \$3,583.27 plus GST (if applicable)</td> </tr> </table>		Council Rates:	\$2,414.11	SA Water Rates:	\$173.32	SA Water Consumption:	as consumed	Emergency Services Levy:	\$310.04	Electricity:	as consumed	Fire Equipment Service:	\$120.00	Building Insurance:	\$515.80	Reconciliation	\$50.00	Total: \$3,583.27 plus GST (if applicable)		<p>Prior to gaining access you will also be required to pay the following:</p> <ul style="list-style-type: none"> / One month's rent inclusive of outgoings & GST / Bond (28 days rent) or Bank Guarantee / 50% of the lease preparation fees
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Note the tenant responsibilities also include the following

Tenants are responsible for arranging their own Electricity, Telephone/Internet 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

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