

FOR LEASE



198 Main Road, McLaren Vale SA 5171

Size (approx)	76 Sqm
Rent	\$1800 Per Month + GST & Outgoings
Zoning	City Of Onkaparinga- Open Space
Availability	Available Now

Property Features

Great location: Centre of McLaren Vale, 45 minutes' drive from Adelaide. It's a famous Local icon on a historic tourism site, also close to many places of interest and wineries. Kitchen on board to serve hot/cold food (Kitchen can be removed)
Liquor licensed, On site car parking, Solar Panels, External toilet amenity

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following: / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$1,156.00	
Septic Pumping:	\$1,200.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	N/A	
Electricity:	as consumed	
Reconciliation Fee:	\$100.00	
Fire Protection:	\$100.00	
Total: \$2,556.00 plus GST (if applicable)		

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

Enquiries: Jenny Howkins / 0416 188 098 / jen@southerncommercialgroup.com.au
Sinead Howkins / 0411 526 222 / sinead@southerncommercialgroup.com.au
Neil Markland / 0437 186 397 / neil@southerncommercialgroup.com.au
2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / southerncommercialgroup.com.au / RLA 263 799