



136 B Main Road, McLaren Vale SA 5171

Size (approx)	55 Sqm
Rent	\$1350 per month + GST and Outgoings
Zoning	Suburban Main Street - City Of Onkaparinga
Availability	Now

Property Features

Approximately 55sqm office/retail space with great window exposure situated on the busy Main Rd in the heart of McLaren Vale.

Located in a group of four shops. Could suit retail, food, office, or medical and allied services (STCC), Surrounded by a large shopping centre next door this is a great opportunity to establish your business in this beautiful town with plenty of locals and visitors.

Estimate of outgoings tenant liable to pay per annum	
Council Rates:	\$1,993.86
SA Water Rates:	\$310.65
SA Water Consumption:	as consumed
Emergency Services Levy:	\$238.60
Electricity:	as consumed
Reconciliation Fee:	\$100.00
Building Insurance:	\$531.06
Total: \$3,174.17 plus GST (if applicable)	

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

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:

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