

Shop 3/131-135 Semaphore Rd, Exeter, SA 5019**\$25,000 plus out goings plus gst**

Retail Shop

**SEMAPHORE ROAD PREMISES AVAILABLE!**

Rustic chic coffee cafeIMPRESSIVE

Old world charm certainly gives this property a point of difference for its customers!

BYFOLD FRONT WINDOW WITH OPENING TO SEMAPHORE ROAD.

Shop internal size: 48 m2

WC + A/C

Outgoings approx: Council rates \$1,200.00 per annum

One months rent in advance plus gst

SA Water 3.334% of total group water account

Emergency Services Levy 3.34% of total account

Building Insurance \$1,500.00 per annum

6.6% Management Fee \$1,700.00 per annum approx

Preparation of Lease approx \$1,500.00

Annual Rent: \$25K PLUS GST

Bond: 4 weeks rent paid to Small Business Board

Street parking for customers in abundance

Signage available (preference " Pop " wow design to be approved by Lessor)

Call to set a prime viewing time with Agent Rosalie Grickage 0419 032 042

Once Port Adelaide development unites Semaphore Road and the Causeway this little pocket of shops will benefit from an increase of foot traffic along popular Semaphore Road precinct.

Listed By

The Office

Phone: (08) 8242 1233

Open for Inspection

By Appointment.

