

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

Retail Shop

**SEMAPHORE ROAD PREMISES AVAILABLE!**

\*\*\*\*ALL ENQUIRIES WILL BE RESPONDED TO ON RETURN 10/01/2023 AND THERE WILL BE NO OPEN INSPECTIONS DURING THIS TIME! "HAPPY FESTIVE" SEASON TO ALL, THE CENTURY 21 TEAM.\*\*\*\*\*

Rustic chic coffee cafe .....IMPRESSIVE

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 \$1,026.75 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 \$1,544.40 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

**Listed By**

The Office

Phone: (08) 8242 1233

**Open for Inspection**

By Appointment.

