

**Shop 2 131-135 Semaphore Rd, Exeter, SA 5019****\$37,120 Plus GST and outgoings**

Retail Shop

**SEMAPHORE ROAD PREMISES AVAILABLE!**

Be where the action is along popular Semaphore Road!

Fabulous Location along Semaphore Road set amongst successful and thriving businesses

Shop frontage, kitchen and basement (ideal for storage)

Shop internal size: 116m<sup>2</sup>

Annual rent \$37,120.00 plus gst

Plus all Outgoings extra, call agent for details

Bond: 4 weeks rent to lodged at Small Business Commissioner

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. Fletcher's Slip is already happening!

Here is the opportunity to create your own income from your personal dream to become a local trader in the Community of Sensational Sunny Semaphore!!

May we tell you more, please call Rosalie Grickage 0419 032 042 or email [rosalie@semaphorerealestate.net.au](mailto:rosalie@semaphorerealestate.net.au)**Open for Inspection**

By Appointment.

**Listed By**

The Office

Phone: (08) 8242 1233

