



COMMERCIAL LEASE

Shop 3 & 7
46 Murray Street
TANUNDA

- Group of shops, main street retail precinct
- Large shop windows facing both side street & arcade, shared toilet facilities with rear & front entrances
- Rent payable one month in advance
- Payable monthly & will be reconciled at the end of each financial year
- Tenant pays Electricity, Gas etc, Security & Waste Disposal or any other costs relating directly to the tenancy
- Shop 3 Approx 55.40sqm 12,633.96 pa + GST
- Outgoings Shop 3 –10.39% Approx \$1,685.28
- Shop 7 approx 65.50sqm \$10,500 pa + GST
- Outgoings Shop 7-11.72% approx \$1,693.23 + GST
- Outgoings: Council rates, ESL, water rates, common lighting, common, cleaning, ISS



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