

**RETAIL TO LET. 13 retail spaces in this centre.**  
**Vacancy schedule Libri Business Centre,**  
**c/o Victoria Sreet & Libri Lane, Somerset West, CBD.**



**Vacancy Schedule as at 1 OCTOBER 2018**

Floor	Unit	Description	No Balcony at Retail Shops	Gross Lettable Area m <sup>2</sup>	Available From	Annual Esc. %	Rate m <sup>2</sup>	Monthly Rental	Number of parking bays	Rent of parking bay at R250	X-tra Light box on request R 400	Rental before operational cost	Operational Cost % share	Operational cost ON DEMAND avg ye2018	Total rental plus operating cost before Vat.	Total rental plus operational cost incl. Vat.
	4	Including toilet and separate basin		82.0	Available	8.0%	R 80.00	R 6 560.00	1	R 250.00	R -	R 6 810.00	4.3%	R 1 230.00	R 8 040.00	R 9 246.00

**GENERAL INFO**

All shops are issued with a set of keys.  
 All shops are issued with fire fight equipment.  
 All shops are issued with a prepaid meter for electricity.  
 All shops can rent 1 parking bay. Rental is optional for a parking bay. If rented tenant is issued with a gate control.  
 Signage. All shops may at own cost erect an advertising board on the edge of the overhang in front of their shop the width of their shop. Height no more than 0.5meter. This space is included in your rental. If a lightbox is on the canopy above the shop the one closest to the frontdoor of the unit is included in the rental. However if a second light box is above the shop it is available to any tenant in the building at a rate of R400 excluding vat. shop is included in the rental. All cost pertaining design on the board is for the tenant as well as removal after the lease has expired.

**BILL BOARD SPACE FOR HIRE.**

Bill Board space for Advertising 3x6 m<sup>2</sup> on side office 204 on the 2nd floor visible from the mountainside. R4000 per month excl. vat. Bill Board space for Advertising up right 2.5high x1.25m<sup>2</sup>wide on wall between shop 1 and 3 in Libri Lane . 10 spaces available at each R500 per month excl vat. Cost to erect the Bill Board is paid by the tenant. Prices available from printers.

**Rental office: Dominique Smith**  
**Call Dominique to arrange to view.**  
 Monday to Friday 8am to 5 pm  
 Office: 021 976 4336  
 Email: grovegroupadmin@gmail.com

**Rental Agent: Magel Grové**  
 Office: 021 976 4336  
 mobile: 083 261 9404  
[magel@grovegroup.co.za](mailto:magel@grovegroup.co.za)  
[www.grovegroup.co.za](http://www.grovegroup.co.za)

SIGNATURE OF TENANT: If you decide to fill in an application form please add a signed copy of this page as it contains the terms and conditions applicable.

**Full building operational cost as at YE2018 AVG :**

Operational cost to be calculated and billed per month and may fluctuate. R 28 867.50 per month for building  
 a flat rate as above will be billed and a balancing bill will be supplied from time to time. 1 924.5 building sqm  
 R 15.00 per sqm  
 Operational cost is all services and maintenance pertaining running of the building.  
 This does not include servicing of your air-conditioner that will be serviced once a year and billed privately to you.

**LANDLORD RESPONSIBLE FOR:**

COCT Rates and taxes (excluding SWCID tax)  
 General insurance for the building only for fire and natural disasters.  
 Insurance of Public Liability on premises outside of tenanted unit.

**TENANT RESPONSIBLE FOR: (TERMS AND CONDITIONS)**

**Minimum rental period of 2 years with 8% escalation year on year.**

**Deposit is calculated as follow:**

**2 last months rental of lease plus vat amount.**

**Tenant will be billed for the cost to draft a lease at R950 plus vat being R1092.50.**

Tenant to insure windows and own goods in the unit.

Tenant must supply proof of insurance to landlord.

Tenant to install an alarm before moving in.

Tenant responsible for own installation costs and shopfittings & removal of rubble with instalation or any other refuge not accepted by COCT.

**Tennant to pay for Special Rate Area Taxes from 1-7-2015 - 30-6-2020.**

**Operational cost is calculated per sqm occupied. Do note days on account may fluctuate from COCT.**

In the operational cost is included payment for the COCT refuge removal, water & sewerage.

Operational cost: servicing of the electronic gate and frontdoor, cleaning service for communal areas, maintenance and staff costs to maintain the building and all admin costs.

As soon as a lease is signed the tenant can apply for a telephone line by presenting the lease to Telkom as proof of right to install.

Monthly rental payment will be in advance and required to be set by a debit order.



ADVERTISING SPACE



SHOP 3A



SHOP 4



SHOP 6



SHOP 12&13



VICTORIA STREET



PARKING ACROSS FROM  
THE CENTRE AT THE LIBRARY