



Available 1st December 2013

Property Address	<u>Shop 3 / 155 Old South Road, OLD REYNELLA S.A. 5161</u>
Property size	<u>Approximately 46 Square metres</u>
Rent Amount	<u>\$613.00 Per month + GST & Outgoings / \$7,356.00 Per annum + GST & Outgoings</u>
Council Zoning	<u>Commercial - City of Onkaparinga</u>

Estimate of outgoings tenant liable to pay per annum

<u>Council Rates</u>	<u>\$ 668.28 approx + gst</u>
<u>SA Water Rates</u>	<u>\$ 153.49 approx + gst</u>
<u>SA Water Usage</u>	<u>as metred approx + gst</u>
<u>ESL</u>	<u>\$ 79.02 approx + gst</u>
<u>Electricity</u>	<u>as metred approx + gst</u>
<u>Building Insurance</u>	<u>\$ 410.48 approx + gst</u>
<u>Public Lighting</u>	<u>\$ 140.00 approx + gst</u>
<u>_____</u>	<u>_____ approx + gst</u>
<u>_____</u>	<u>_____ approx + gst</u>
<u>_____</u>	<u>_____ approx + gst</u>
Total	\$1,451.27 approx + gst

- Note:
- Tenants are responsible for arranging their own Electricity, Telephone Connections & Billing
 - Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover
 - Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

Comments: Suitable shop / office with glass frontage, newly tiled flooring and shared toilet amenities
Within a group of 4 units, with bitumised car parking, front and rear
Located on corner location



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