



687 B Brighton Road, Seacliff SA 5049

Size (approx)	70 Sqm
Rent	\$935.00 Per Month + GST & Outgoings
Zoning	Housing Diversity Neighbourhood - HDN
Availability	NOW

Property Features

Air Conditioned Glass Fronted Shop, approximately 70 square metres
Kitchen to rear. Shared toilet amenities.

3 Phase Power

Private car parking at the rear

Estimate of outgoings tenant liable to pay per annum

Council Rates:	\$ 1,067.18
SA Water Rates:	\$ 203.94
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 41.93
Electricity:	as consumed
Management Fee:	\$ 745.20
Reconciliation Fee:	\$ 50.00
Building Insurance:	\$ 657.34

Total: **\$2,765.59** plus GST (if applicable)

Prior to gaining access you will also be required to pay the following:

- / One month's rent inclusive of outgoings & GST
- / Bond (2-3 Months rent) or Bank Guarantee
- / 50% of the lease preparation fees

Note the tenant responsibilities also include the following

Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing

Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover (Minimum \$20 Million)

Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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