



Available Mid November 2013

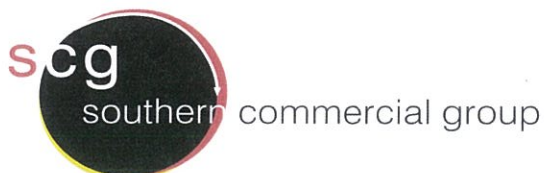
Property Address	<u>1 Saltfleet Street, PORT NOARLUNGA S.A. 5167</u>
Property size	<u>Approximately 228 square metres</u>
Rent Amount	<u>\$6,166.66 Per month + GST & Outgoings / \$74,000.00 Per annum + GST & Outgoings</u>
Council Zoning	<u>Town Centre - City of Onkaparinga</u>

Estimate of outgoings tenant liable to pay per annum

<u>Council Rates</u>	<u>\$ 1,420.44</u> approx + gst
<u>SA Water Rates</u>	<u>\$ 772.67</u> approx + gst
<u>SA Water Usage</u>	<u>as metred</u> approx + gst
<u>ESL</u>	<u>\$ 333.00</u> approx + gst
<u>Electricity</u>	<u>as metred</u> approx + gst
<u>Building Insurance</u>	<u>\$ 1,180.00</u> approx + gst
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Total	\$3,706.11 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: Character stone building located right on the beachfront overlooking Port Noarlunga Jetty
Return veranda provides for outdoor dining as well as internal dining, Liquor License
available for transfer. Very popular beachside suburb offering a variety of Restaurant, Café' &
Retail outlets. Good size kitchen incl. cool room and exhaust system, large dining area
with bar, additional wine bar, Male & Female amenities.



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