



Shop 5 / 54 Beach Road, Christies Beach SA 5165

Size (approx)	65.5 Sqm
Rent	\$1,200 per month plus GST & Outgoings
Zoning	Suburban Main Street - City of Onkaparinga
Availability	1st October 2022

Property Features

Retail Premise - 63.5 sqm, located in the main street of Christies Beach with High walk past traffic. Kitchenette to rear of shop
Shared amenities and rear parking.

Estimate of outgoings tenant liable to pay per annum		
Council Rates:	\$ 1,409.50	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
SA Water Rates:	\$ 585.45	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 280.50	
Strata Fee's:	\$ 2,409.05	
Electricity:	as consumed	
Fire Protection:	\$ 100.00	
Management Fees:	\$ 936.00	
Reconciliation Fee:	\$ 50.00	
Total: \$ 5,770.50 plus GST (if applicable)		

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

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