



Shop A - 4 Roberts Road, Hackham West SA 5163

| | |
|---------------|---|
| Size (approx) | Approximately 69 Square metres |
| Rent | \$805.00 per month plus GST and Outgoings |
| Zoning | Local Activity Centre - City of Onkaparinga |
| Availability | Available Now |

Property Features

Air Conditioned Glass frontage brick Shop / office approximately 69 square metres, including two small rooms.

Kitchenette to the rear. Includes 3 Phase Power.

Shared toilet amenity with Shop B. Located in a group of three shops including Laundromat.

Estimate of Annual Outgoings:

| | |
|--------------------------|-------------|
| Council Rates: | \$ 1,054.11 |
| SA Water Rates: | \$ 307.40 |
| SA Water Consumption: | as consumed |
| Emergency Services Levy: | \$ 204.30 |
| Building Insurance: | \$ 1,228.64 |
| Garden: | \$ 60.54 |
| Common Lighting: | \$ 348.11 |
| Reconciliation Fee: | \$ 50.00 |

Total: **\$3,253.10** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

Enquiries: Jenny Howkins 0416 188 098 jen@southerncommercialgroup.com.au
 Sinéad Howkins 0411 526 222 sinead@southerncommercialgroup.com.au
 Unit 2 / 29 O'Sullivan Beach Road, Lonsdale S.A. 5160 | 08 8384 6099 | RLA 263 799