

# FOR LEASE



## Shop 3/112-114 Bains Road, Morphett Vale SA 5162

Size (approx) 205 Square metres approximately  
 Rent \$2,835.38 Per month + GST & Outgoings  
 Zoning Local Activity Centre  
 Availability 1st July 2021

### Property Features

Double glass door access, evaporative air conditioning, rear delivery access  
 Located on a corner location with ample parking and three driveways allowing for heavy vehicle access. Public lighting and CCTV to whole of complex.  
 Male/Female & disabled toilet amenities to rear. Suitable for a number of uses including, shop, office, retail, medical or other services etc.

Estimate of outgoings tenant liable to pay per annum		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
Council Rates:	\$2,548.65	
SA Water Rates:	\$516.00	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$514.27	
Electricity:	\$479.08	
Reconciliation Fee:	\$100.00	
Fire Protection:	\$51.33	
Toilet Cleaning Fees:	\$1,806.86	
Maintenance & Repairs:	\$581.74	
Management Fees:	\$1,432.98	
All Bulk Waste:	\$205.32	
Gardening:	\$274.93	
Building Insurance:	\$2,021.38	
<b>Total: \$11,924.74</b> 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 (Minimum \$20 Million)  
 Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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