



Property Address: Shop 2, Corner Emerald St & Daveys Rd, FLAGSTAFF HILL

Property Size: Approximately 68 Sq.

Rent Amount: \$700.00 Per month + GST & Outgoings

Council Zoning: Local Centre - City of Onkaparinga

Avaiable: 20th January, 2016

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$755.89
SA Water Rates:	\$179.93
SA Water Consumption:	as consumed
Emergency Services Levy:	\$88.08
Electricity:	as consumed
Building Insurance:	\$292.81
Maintenance & repairs:	\$179.20
Management Costs:	\$401.92
Security Lighting:	\$78.39
Total:	<u>\$1,976.22</u> plus GST (if applicable)

- 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

Located on corner location with Dual Access

Located in centre of Aberfoyle Park

Full Glass Frontage

Suited to Shop, Office, Medical or Retail

Located within group of four shops: Hairdresser, Quilting shop & Music Teacher Surrounding

Large bitumised car park



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160

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