



## 238C Brighton Road, Somerton Park SA 5044

Size (approx)	55 Sqm
Rent	\$790.14 Per month Plus Outgoings (GST Not applicable)
Zoning	Light Industry
Availability	Tenant Breaking lease, available 30TH November 2020

### Property Features

Brick constructed shop with glass frontage, approximately 55 square metres  
 Plus Small storage shed at the rear, Kitchenette at rear with under bench  
 cupboards, Located within group of shops including Rodney Rea Real Estate  
 and Hairy Hounds Dog Grooming, Shared Male & Female amenities  
 Only 12 kilometres from Adelaide's CBD

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:	\$ 1,035.30	
SA Water Rates:	\$ 247.68	
SA Water Consumption:	as consumed	
Fire Equipment:	\$ 109.00	
Electricity:	as consumed	
Emergency Services Levy:	\$ 208.20	
Management Fees:	\$ 705.00	
Reconciliation Fee:	\$ 55.00	
Building Insurance:	\$ 703.76	
Total: <b>\$3,063.94</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

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

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