



Property Address: Shop 5 / 54 Beach Road, CHRISTIES BEACH SA 5165

Property Size: Approx. 63.5 square metres

Rent Amount: \$1,000.00 Per month + GST & Outgoings

Council Zoning: - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,093.00
Toilet Cleaning:	
SA Water Rates:	\$592.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$253.00
Electricity:	as consumed
Strata Fees Incl. Building Insurance:	\$2,493.00
Total:	<u>\$4,431.00</u> plus GST (if applicable)

// TENANTS RESPONSIBILITIES

- › 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

// FEATURES

Glass fronted shop displaying lovely bright open space

Air conditioned with kitchenette to rear

Shared toilet amenities

Public Parking directly to rear of the shop

Located on busy main road, close by to shops & public transport



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