



Property Address: Shop C 238 Brighton Road Somerton Park SA 5044

Property Size: Approximately 55 sqm

Rent Amount: \$780.00 Per month (\$9,360.00 p.a) + GST & Outgoings

Council Zoning: Light Industry - Holdfast Bay

Available: 1st April 2018

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$963.00
SA Water Rates:	\$264.03
SA Water Consumption:	as consumed
Emergency Services Levy:	\$187.46
Fire Equipment:	T.B.A.
Electricity:	as consumed
Management Fees:	\$540.89
Building Insurance:	\$543.95

Total: **\$2,499.33** 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

- > Brick constructed shop of approx 55 sqm
- > Great main road exposure
- > Kitchenette at rear with under bench cupboards and open office/shop area
- > Small storage shed at the rear and shared bathroom amenities



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