



Shop C / 4 Roberts Road, Hackham West SA 5163

Size (approx)	90 Square metres
Rent	\$675.00 Per month + GST & Outgoings
Zoning	Local Activity Centre - City of Onkaparinga
Availability	Now

Property Features

Brick Shop / Office / Retail space

Located within a group of three shops including Pet Food Store and

Take Away / Uber Eats Kitchen

Comprising HWS, internal toilet amenity & kitchenette

Customer Parking to front

Estimate of Annual Outgoings:

Council Rates:	\$	920.00
SA Water Rates:	\$	600.00
SA Water Consumption:		as consumed
Emergency Services Levy:	\$	164.90
Reconciliation Fee:	\$	50.00
Public Lighting:	\$	410.00
Gardening:	\$	167.00
Building Insurance:	\$	728.00

Total: **\$3,039.90** plus GST (If Applicable)

Prior to gaining access you will be required to pay

- * One Months rent including GST & Outgoings (if applicable)
- * Commercial Bond (3 Months rent) or Bank Guarantee
- * 50% of the Lease Preparation Fees

Tenant Responsibilities also include:

Arranging their own Electricity, Telephone/Internet Connections & Billing
 Arranging & providing Certificate of Currency Plate Glass Insurance & Public Liability (Minimum \$20 Million)
 Installation & Maintenance of Fire Protection equipment in accordance with current Legislation

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