



Property Address: Shop 1, Corner Emerald Street & Daveys Road, FLAGSTAFF HILL

Property Size: Approximately 66.2 sqm

Rent Amount: \$831.36 Per month (\$9,976.30 p.a.) + GST & Outgoings

Council Zoning: Local Centre - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:	NET
Council Rates:	\$812.26
SA Water Rates:	\$130.86
SA Water Consumption:	as consumed
Emergency Services Levy:	\$93.25
Electricity:	as consumed
Building Insurance:	\$333.95
Maintenance & repairs:	\$384.25
Management Costs:	\$615.85
Security Lighting:	\$76.85
Total:	<u>\$2,447.27</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 Aberfoyal Park
- > Full Glass Frontage
- > Shared male and female toilet amenities
- > Located within group of four shops: Hairdresser, Beautician and Music Tutor
- > Large bitumised car park with ample parking



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