

# FOR LEASE



## Shop 4 / 21 Lindisfarne Road, HUNTFIELD HEIGHTS

Size (approx)	70 Square Metres
Rent	\$758.33 Per Month Plus Outgoings
Zoning	Local Activity Centre
Availability	February 1st, 2024

### Property Features

- Brick Shopfront
- Located on corner location with dual access
- In Group of 5 Shops
- Including Kitchenette
- 70 Sqm
- Shared toilet amenities
- Front and rear parking

### Estimate of Annual Outgoings:

Council Rates:	\$678.93
SA Water Rates:	\$144.84
SA Water Consumption:	as consumed
Emergency Services Levy:	\$93.73
Administrative Expenses:	\$460.35
Maintenance & Repairs:	\$1,068.20
Building Insurance:	482.77

Total: **\$2,928.82**

### 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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