



Tenant Breaking Lease

Property Address	<u>Shop 2 / 155 Old South Road, OLD REYNELLA S.A. 5161</u>
Property size	<u>Approximately 97 Square metres</u>
Rent Amount	<u>\$1,374.17 Per month + GST &amp; Outgoings / \$16,490.00 Per annum + GST &amp; Outgoings</u>
Council Zoning	<u>Commercial - City of Onkaparinga</u>

Estimate of outgoings tenant liable to pay per annum

<u>Council Rates</u>	<u>\$ 798.89</u> approx + gst
<u>SA Water Rates</u>	<u>\$ 350.00</u> approx + gst
<u>SA Water Usage</u>	<u>as metred</u> approx + gst
<u>ESL</u>	<u>\$ 152.66</u> approx + gst
<u>Electricity</u>	<u>as metred</u> approx + gst
<u>Building Insurance</u>	<u>\$ 927.81</u> approx + gst
<u>Public Lighting</u>	<u>\$ 173.57</u> approx + gst
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<u> </u>	<u> </u> approx + gst
<b>Total</b>	<b>\$2,402.93</b> approx + gst

- 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

Comments: Suitable shop / office with glass frontage  
Within a group of 4 units, with bitumised car parking, front and rear  
Shared toilet amenities



**Unit 1 Number 2 Aldershot Road, LONSDALE S.A. 5160**  
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