



Property Address: Shop 7 / 112 - 114 Bains Road, Morphett Vale SA 5162

Property Size: 55 Sqm

Rent Amount: \$756.25 Per month + GST & Outgoings

Council Zoning: Local Centre - City of Onkaparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$490.15	
Toilet Cleaning:	\$210.06	
SA Water Rates:	\$193.91	
SA Water Consumption:	\$156.08	10.20%
Fire Protection:	\$40.40	
All Bulk Waste:	\$64.27	
Gardening Fees:	\$101.00	
Maintenance & Repairs	\$137.71	
Emergency Services Levy:	\$122.36	
Public Lighting:	\$133.13	
Management Fees:	\$435.00	
Building Insurance:	<u>\$252.49</u>	
Total:	\$2,336.56	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

Shop 7 comprises 2 rooms with hand basin

Shared toilet amenities for the entire group

Ideally to suit office, shop, beauty therapist or medical industry

Other tenancies include Pizza Shop, Chicken Shop, Pet Shop, Dog Groomer & Laundromat

Painted concrete floors throughout

Situated on a busy corner with dual site access with heaps of car parking.



southern commercial group

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