



## Shop 3 / 21 Lindisfarne Road, Huntfield Heights SA 5163

Size (approx)	120 Square metres
Rent	\$686.54 Per month plus Outgoings
Zoning	Local Activity Centre - City of Onkaparinga
Availability	Mid October 2021

### Property Features

Brick Shop / Office / Showroom

Shared toilet amenities

Front and rear bitumised car parking, located on corner with dual access

To suit a variety of uses including Office / Retail / Healthcare / Fitness

#### Estimate of Annual Outgoings:

Council Rates:	\$	979.98
SA Water Rates:	\$	362.28
SA Water Consumption:		as consumed
Emergency Services Levy:	\$	130.53
Public Lighting:	\$	362.28
Refuse Removal:	\$	31.99
Repairs & Maintenance:	\$	532.77
Cleaning & Toilet Cleaning:	\$	703.25
Management Fees:	\$	734.49
Bank Charges:	\$	46.88
Gardening:	\$	255.30
Building Insurance:	\$	640.13

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

Total: **\$4,779.88** plus GST (If Applicable)

#### 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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