



Shop 3 / 9 Midhurst Avenue, Christie Downs SA 5164

Size (approx)	130 SQM
Rent	\$240.00 PER SQM Per Annum + GST & Outgoings
Zoning	Suburban Activity Centre - City of Onkaparinga
Availability	Now [Renovations take 12-16 weeks]

Property Features

Large shop. Landlord offering external aluminium windows and doors.
 Shared bathroom amenities to rear, cleaned multiple times each week.
 Entire centre freshly renovated, ample car parking plus rear delivery access
 Other tenancies include Supermarket, Chemist, GP, Bakery & Pizza Takeaway

Estimate of Annual Outgoings:

Council Rates:	\$ 1,771.09
SA Water Rates:	\$ 183.94
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 214.05
Reconciliation Fee:	\$ 100.00
Cleaning:	\$ 666.00
Gardening:	\$ 415.34
Public Lighting:	\$ 153.18
Cleanaway:	\$ 765.90
Management Fees:	\$ 1,944.00
Maintenance & Repairs:	\$ 133.20
Fire Protection:	\$ 16.65
Graffiti Removal:	\$ 93.24
Building Insurance:	\$ 1,612.32

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: **\$8,068.91 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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