



Property Address: Shop 7 / 77 Collins Parade, HACKHAM S.A. 5163

Property Size: Approximately 80 sqm

Rent Amount: \$200.00 per week (\$10,400.00 p.a) + GST & Outgoings

Council Zoning: Local Centre - City of Onkparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,282.73
SA Water Rates:	\$617.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$275.20
Strata Corp Fee's (Incl. Building Insurance):	\$4,408.00
Electricity:	as consumed
Total:	<u>\$6,582.93</u> 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 of approx. 80 sqm
- > Plumbed gas, grease trap, large commercial exhaust hood and two reverse cycle air conditioning units
- > Situated on the corner with large window advertising available and easy ample parking
- > Situated in group of shops including Foodland, butcher, bakery, hair dresser, vietnamese takeaway etc suit a variety of uses STCC.



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