



Property Address: Shop 1 / 4 Roberts Road, HACKHAM, S.A, 5163

Property Size: Approximately 69 Sqm²

Rent Amount: \$550.00 per month + GST & Outgoings

Council Zoning: Residential - City of Onkaparinga

Available: **NOW**

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$ 705.05
SA Water Rates:	\$ 395.50
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 132.10
Electricity:	as consumed
Building Insurance:	\$ 700.00
Total:	<u>\$1,932.65</u> plus GST (if applicable)

- 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

Currently set up as a laundromat
Adjacent vet clinic, hairdresser ect.
Internal amenities & off street parking



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