



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

Property Size: Approximately 69 Sqm<sup>2</sup>

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

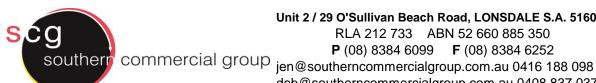
Total: \$1,932.65 plus GST (if applicable)

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 amaneties & off street parking



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160

RLA 212 733 ABN 52 660 885 350 **P** (08) 8384 6099 **F** (08) 8384 6252

deb@southerncommercialgroup.com.au 0408 837 037