



Property Address: Unit 1 / 79 Collins Parade, HACKHAM S.A. 5163

Property Size: Approximately 78 Sq²

Rent Amount: \$750.00 Per month + GST & Outgoings

Council Zoning: Commercial - City of Onkparinga
RENT FREE INCENTIVE, conditions apply

**PRICE
REDUCED**

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,183.79
SA Water Rates:	\$642.20
SA Water Consumption:	as consumed
Emergency Services Levy:	\$271.00
Strata Corp Fee's (Incl. Building Insurance):	\$3,579.18
Electricity:	as consumed
Total:	<u>\$5,676.17</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

- Brick shop / Office
- Shared bathroom amenities
- Small kitchen area to rear
- Located in group of shops
- Near supermarket, bakery, butcher, schools and more
- Good Parking
- Located on busy road
- Located in the heart of Hackham



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

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