



## 687 B Brighton Road, Seacliff SA 5049

Size (approx)	70 Sqm
Rent	\$950.00 Per Month + GST & Outgoings
Zoning	Housing Diversity Neighbourhood - HDN
Availability	1st August 2022

### Property Features

Air Conditioned Glass Fronted Shop, approximately 70 square metres  
 Kitchen to rear. Shared toilet amenities.  
 3 Phase Power.  
 Private car parking at the rear.

Estimate of outgoings tenant liable to pay per annum		Prior to gaining access you will also be required to pay the following:  / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
Council Rates:	\$ 1,092.21	
SA Water Rates:	\$ 210.06	
SA Water Consumption:	as consumed	
Emergency Services Levy:	\$ 43.19	
Electricity:	as consumed	
Management Fee:	\$ 756.00	
Reconciliation Fee:	\$ 50.00	
Building Insurance:	\$ 677.06	
Total: <b>\$2,828.52</b> plus GST (if applicable)		

Note the tenant responsibilities also include the following

Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing

Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover (Minimum \$20 Million)

Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

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