



Property Address: 687 C Brighton Road, SEACLIFF SA 5049

Property Size: Approximately 100 Sqm²

Rent Amount: \$1,200.00 Per month + GST & Outgoings

Council Zoning: Residential Activity Node - City of Holdfast Bay

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$910.50
SA Water Rates:	\$736.76
SA Water Consumption:	as consumed
Emergency Services Levy:	\$234.75
Electricity:	as consumed
Building Insurance:	\$1,871.08
Total:	<u>\$3,753.09</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

Located on the corner of Brighton Road and Barwell Drive, shop comprising large open carpeted area with full glass frontage, ideal for showroom/display

Plus additional office and kitchen/lunchroom with HWS and polished timber floors

Reverse cycle air conditioning, ceiling fans, shared bathroom amenities

Ideally suited for shop, office, showroom or retail

Additional access to area from both side and rear

Ample rear parking

Good exposure to passing traffic



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

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