

FOR LEASE



Shop B- 687 Brighton Road, Seacliff SA 5049

Size (approx)	70 Sqm
Rent	\$935.00 Per month + GST & Outgoings
Zoning	City of Holdfast Bay
Availability	1st March 2020

Property Features

70 sqm approx. Located on main road with good exposure
 Kitchen to rear, air conditioned, near new timber look vinyl flooring and
 shared bathroom amenities

Estimate of outgoings tenant liable to pay per annum

Council Rates:	\$1,017.15
SA Water Rates:	\$225.80
SA Water Consumption:	as consumed
Emergency Services Levy:	\$161.46
Electricity:	as consumed
Reconciliation Fee:	\$50.00
Building Insurance:	\$815.43

Total: **\$2,269.84** plus GST (if applicable)

Prior to gaining access you will also be required to pay the following:

- / One month's rent inclusive of outgoings & GST
- / Bond (28 days rent) or Bank Guarantee
- / 50% of the lease preparation fees

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

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

Enquiries:

Jenny Howkins / 0416 188 098 / jen@southerncommercialgroup.com.au
 Sinead Howkins / 0411 526 222 / sinead@southerncommercialgroup.com.au
 Neil Markland / 0437 186 397 / neil@southerncommercialgroup.com.au

2/29 O'Sullivan Beach Road Lonsdale SA 5160 / 08 8384 6099 / southerncommercialgroup.com.au / RLA 263 799