



FOR SALE



687 Brighton Road, Seacliff SA 5049

Commercial Investment – 3 Tenancies

- 3 Secure Tenancies – current net rent \$35,300 pa
- Busy Corner Location
- Total area 240 sqm
- Large rear private car park
- Site area 797 sqm
- Further Development or future Re Development potential STCC

Price \$625,000

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RLA 263 799

Please note that the information contained herein is meant as a guide only. Neither the Agent or the Vendors and Landlords accept liability for any inaccuracy or misstatement. All parties should rely on their own investigations to validate this information.

Tenancy schedule

687A – 70 sqm

Commenced 30/11/07 – Expires 29/11/22

Rent Reviews CPI annually

Current net rent \$10,620 pa

687B – 70 sqm

Commenced 01/06/18 – Expires 30/06/21

Rent Reviews CPI annually, Market in 2021 & 23

Renewal Options 4 x 1 Year

Current net rent \$10,860 pa

687C – 100 sqm

Commenced 01/06/20 – Expires 31/05/22

Rent Reviews CPI annually, Market in 2022

Renewal Options 2 + 1 Year

Current net rent \$14,400 pa

Total Outgoings P/A

Council 687A \$1002.00

Council 687B \$1017.15

Council 687C \$1022.25

Water \$1491.36

ESL \$136.90

Insurance \$2020

Tenants 687B & 687C Pay Management fees