



Portion A 1234 South Road, CLOVELLY PARK

Size (approx)	49 Sqm
Rent	\$1243.72 Per Month + GST & Outgoings
Zoning	Commercial
Availability	Early October 2020

Property Features

This brick office is approximately 49 Sqm, carpeted throughout and offers reverse cycle air conditioning. Located on busy main road and is suitable as an office or a small retail shop.

<p>Estimate of outgoings tenant liable to pay per annum</p> <table border="0"> <tr> <td>Council Rates:</td> <td>\$1,087.63</td> </tr> <tr> <td>SA Water Rates:</td> <td>\$136.64</td> </tr> <tr> <td>SA Water Consumption:</td> <td>as consumed</td> </tr> <tr> <td>Emergency Services Levy:</td> <td>\$89.39</td> </tr> <tr> <td>Electricity:</td> <td>as consumed</td> </tr> <tr> <td>Reconciliation Fee:</td> <td>\$50.00</td> </tr> <tr> <td>Building Insurance:</td> <td>\$311.40</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total: \$1,675.06 plus GST (if applicable)</td> </tr> </table>		Council Rates:	\$1,087.63	SA Water Rates:	\$136.64	SA Water Consumption:	as consumed	Emergency Services Levy:	\$89.39	Electricity:	as consumed	Reconciliation Fee:	\$50.00	Building Insurance:	\$311.40	Total: \$1,675.06 plus GST (if applicable)		<p>Prior to gaining access you will also be required to pay the following:</p> <ul style="list-style-type: none"> / One month's rent inclusive of outgoings & GST / Bond (2-3 Months rent) or Bank Guarantee / 50% of the lease preparation fees
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<p>Note the tenant responsibilities also include the following</p> <p>Tenants are responsible for arranging their own Electricity, Telephone/Internet Connections & Billing</p> <p>Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover</p> <p>Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation</p>

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