



Property Address: Shop 5 / 21 Lindisfarne Road, HUNTFIELD HEIGHTS

Property Size: Approximately 50 sqm

Rent Amount: \$468.69 per month (\$5,624.28 per annum) & Outgoings

Council Zoning: Local Centre - City of Onkparinga

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$370.65
SA Water Rates:	\$146.54
SA Water Consumption:	as consumed
Emergency Services Levy:	\$52.80
Electricity:	as consumed
Building Insurance:	\$269.76
General Maintenance:	\$198.26
Public Lighting:	\$146.54
Cleaning:	\$271.53
Gardening:	\$103.44
Refuse Removal:	\$12.93
Audit Fees:	\$284.39
Bank Charges:	\$8.88

Total: **\$1,865.72** 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

- > **Brick Shop / Office comprising kitchenette and shower facility**
- > **Shared toilet amenities**
- > **Front and Rear parking**
- > **Located on corner location with dual access**
- > **To suit a variety of uses, office / retail / healthcare / fitness**



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE SA 5160

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