



Property Address: Unit 2 / 1 Roy Terrace, CHRISTIES BEACH SA 5165

Property Size: Approximately 200 sqm

Rent Amount: \$2,500.00 Per month (\$30,000.00 PA) + GST & Outgoings

Council Zoning: District Centre - City of Onkaparinga

Available: Available now

Estimate of Outgoings Tenant liable to pay per annum:

Council Rates:	\$1,629.80
SA Water Rates:	\$603.88
SA Water Consumption:	as consumed
Emergency Services Levy:	\$393.60
Electricity:	as consumed
Fire Equipment:	\$120.00
Reconciliation Fee:	\$50.00
Management Fees	\$1,800.00
Building Insurance:	\$1,428.74

Total: **\$5,976.02** 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

- > Two storey brick shop or office - lower level of approx 100sqm comprises 2 rooms (open plan) suitable for showroom plus additional separate area suitable for office or other.
- > Upper level of approx 100sqm, comprises large tiled kitchen with oven and ample cupboard space, 3 offices plus fully equipped bathroom incl shower and bath.
- > Rear concreted section provides for external storage with additional shared bathroom amenities, good on site car parking. Situated in busy location on Beach Road/Roy Terrace intersection. Zoned District Centre



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