



Shop 1A / 236 Seaford Road, Seaford SA 5169

Size (approx)	90.28 SQM
Rent	\$1000.00 Per Month & Outgoings
Zoning	Local Centre
Availability	Available Now

Property Features

Shop has full glass frontage, previously used as a take away premise.
Opportunity to join established strip shopping centre located in the heart of Seaford, combining local retailers including Foodland, Hair Dresser, Chiropractor, Homewares and Fishing Tackle Shop. Located approx 27 Km South of Adelaide CBD.

Estimate of outgoings tenant liable to pay per annum	
Council Rates:	\$1,055.01
SA Water Rates:	\$298.73
SA Water Consumption:	as consumed
Emergency Services Levy:	\$51.58
Electricity:	as consumed
Reconciliation Fee:	\$50.00
Fire Equipment Servicing:	\$120.00
Building Insurance:	\$1,247.62
Total:	\$2,822.94 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:

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