



Unit 1, 36 Seaford Road, SEAFORD SA 5169

Size (approx)	370 sqm
Rent	\$2250.00 per month & Outgoings (GST not applicable)
Zoning	Local Centre- City Of Onkaparinga
Availability	01/09/2019

Property Features:

Two storey brick building comprising shop on lower level and 3 bedroom residence on upper level.
Shop has full glass frontage, previously used as a take away premise.
Upper level has 3 bedrooms, separate lounge, good sized kitchen / dine area.
outdoor BBQ or entertaining area, laundry and bathroom.
Opportunity to run business of your choice, STCC, and reside above.

Estimate of outgoings tenant liable to pay per annum

Council Rates:	\$ 2,562.84
SA Water Rates:	\$ 740.00
SA Water Consumption:	as consumed
Emergency Services Levy:	\$ 125.20
Electricity:	as consumed
Reconciliation Fee:	\$ 50.00
Fire Equipment Service:	\$ 120.00
Building Insurance:	\$ 2,752.73
Total:	\$6,350.77 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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