



REAL ESTATE. REAL EXPERTS



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9 Nicolaas Cleeff Street  
De Zalze Wine Estate  
Stellenbosch  
7600

72m² Office For Sale in Northcliff



SOLE MANDATE

Web Ref CL392



R2,495,000

Monthly Levy R1,600 Excl. VAT

Monthly Rates R750 Excl. VAT

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### BRAND NEW OFFICE 1 or 2

Proud Joint Mandate Agent: One of Two - Offices in central Hermanus are not easy to find and the idea of owning one is a stable, secure way forward for your business. Unlike residential premises businesses grow in popularity and clients are referred to and return to a set address over the years.  
This internal size office of 50sqm together with cloakroom facilities and 2 x parking bays plus an open patio area of 22sqm in front can be utilized for a wide variety of businesses. The idea of buying as an investment is good and one can discuss rental income possibilities.

No Transfer Duty payable! (If bought into a Vat registered entity and used for rental income owners can claim 15% Vat back on their purchase price - speak with your Accountant)

### Features

<b>Title</b>	Sectional		
<b>Zoning</b>	Mixed Use		
<b>Exterior</b>		<b>Sizes</b>	
Security	Yes	Floor Size	72m²
<b>Extras</b>	Covered Parking Security Shared Pool		



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