

# REAL ESTATE. REAL EXPERTS



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## Contact REDZetc Western Cape

# 021 8813311

9 Nicolaas Cleeff Street De Zalze Wine Estate Stellenbosch 7600











### Monthly Levy R1,600 Excl. VAT

Monthly Rates R750 Excl. VAT

#### Θ, 0

R2,495,000

## 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**

### Title Zonina

Exterior

Sizes Floor Size

72m<sup>2</sup>

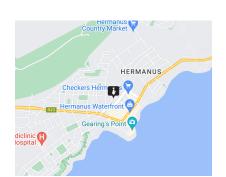
Security

Extras Covered Parking Security Shared Pool

Sectional

Mixed Use

Yes



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