



REAL ESTATE. REAL EXPERTS



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9 Nicolaas Cleeff Street
De Zalze Wine Estate
Stellenbosch
7600

73m² Office For Sale in Northcliff



SOLE MANDATE

Web Ref CL425



R2,495,000

Monthly Levy R1,600 Excl. VAT

Monthly Rates R750 Excl. VAT



Brand New Office 1 or 2 Options

Proud Joint Mandate Agent: 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.

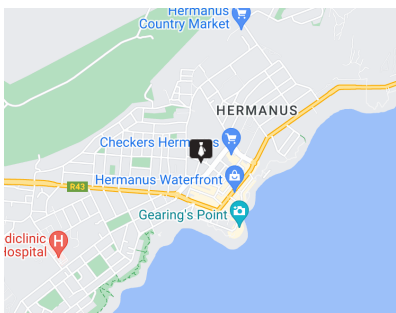
This size office interior of 50sqm together with its own cloakroom facilities and 2 x parking bays plus an open patio area of 23sqm in front can be utilized for a wide variety of businesses. The idea of buying as an investment is good and one can discuss rental income possibilities.

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	Sectional	Sizes	
Zoning	Mixed Use	Floor Size	73m ²
Exterior			
Parking Ratio	0.2 bays / 100 m ²		

Extras
Shared Pool Covered Parking Security



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