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SOLE MANDATE Web Ref CL305



**R4,950,000**

Monthly Levy R4,440 Excl. VAT

Monthly Rates R2,540 Excl. VAT

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**Prime Commercial/Retail Space at Heritage Square**

Advertised price is excluding VAT.

Unlock a premium investment opportunity with this 168 m<sup>2</sup> commercial/retail space in the prestigious Heritage Square development, located in the heart of Durbanville. This modern sectional title unit is perfectly positioned within an upscale building, providing easy access to a diverse range of specialty retail stores, popular restaurants, spas, salons, a coffee shop, and offices.

**Key Features:**

- Secured Investment: Currently tenanted by Palapai Spa until September 2028, this unit is an excellent choice for the discerning investor seeking immediate income. It features a large storefront space, reception area, private office, kitchen, laundry room, bathroom and shower facilities, air conditioning, and a spacious open area currently used for massage rooms.

**Features**

**Zoning** Commercial

**Interior**

Air Conditioning Yes

**Exterior**

Security Yes

**Sizes**

Floor Size 168m<sup>2</sup>

**Extras**

Prepaid Electricity Air Conditioner Fiber Optic Cabling Lifts