



## 184m<sup>2</sup> Office For Sale

71 New Church Street, Gardens

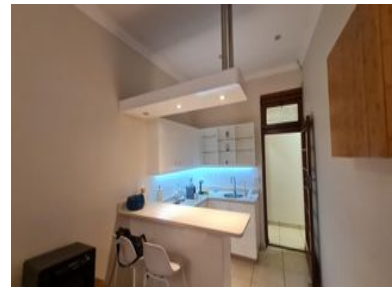
**Price** R3,630,000 excl. VAT

Tastefully renovated cottage offering endless possibilities. Situated in Gardens on the prominent corner of Park and New Church Street. With a General Business 1 zoning, it presents an exceptional opportunity for small professional firms, especially attorney firms being close to the court. Unleash your imagination and transform this captivating cottage into the ideal space for your business. The property has a single garage, and there is a new hotel development next door with hourly parking for your clients. VAT applicable sale. Vacant occupation on transfer.

Decked with a charming veranda, this property exudes character and elegance. The ground floor boasts a reception area, a modern kitchen with a scullery, two offices, and a modern bathroom. Ascend the wooden staircase to the first floor, where an office and an air-conditioned boardroom await. With security features like burglar bars, security gates, electric fencing,....

<b>Floor Size</b>	184m <sup>2</sup>
<b>Availability</b>	None

<b>Security</b>	No
<b>Air Conditioning</b>	No
<b>Type</b>	Office
<b>Title</b>	None
<b>Zoning</b>	Commercial



## CONTACT US



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