



BUSINESS REPORT

Date: **21st November 2024**

Business Reference: **BFS10962**

About the Business:

Prestigious Commercial Properties in Somerset West

One of the most Prestigious Commercial Properties in Somerset West

This Premium 700 SQM Commercial Property with 31 Parking Spaces is fully Tenanted and exceptionally

well located within Somerset West.

Main Features:

- Fully Tenanted
- Premium / AA Grade Commercial Property
- Highly Visible and In sought after Prominent Position in Somerset West
- Fully Licenses and Authorized Medical Facility - 9 Consulting Rooms Approved

Additional Features:

- Solar, Battery Off Grid - Recently implemented
- Generator Backup for Municipal Supply interruptions (a secondary backup)
- CCTV Camera Monitored
- Electrical Gates with Automated/Programmed Opening and Closing

Upsides:

- Small Boutique Tuck Shop (Not currently in use)
- Sale of Solar Energy to Tenants and Municipal Grid - adding additional yield
- Additional 14 Covered Parking Spaces available for Subletting - fully sublet to tenants

For more information please contact Grant Pepler at 072 596 9404 or grant@group7properties.co.za

All disclosures are subject to NDA, NDA available on request.

Prestigious Commercial Properties in Somerset West



Sector: **Property**

Asking Price:

R **31,175,000**

Monthly Profit:

R **0**

Asset Value:

R **0**

Stock Value:

R **0**

Yearly Net Profit :

R **0**