



# PORT

COMMERCIAL PROPERTIES

## 48m<sup>2</sup> Office To Let

148 Empire Avenue, Hout Bay Central

Gross rental

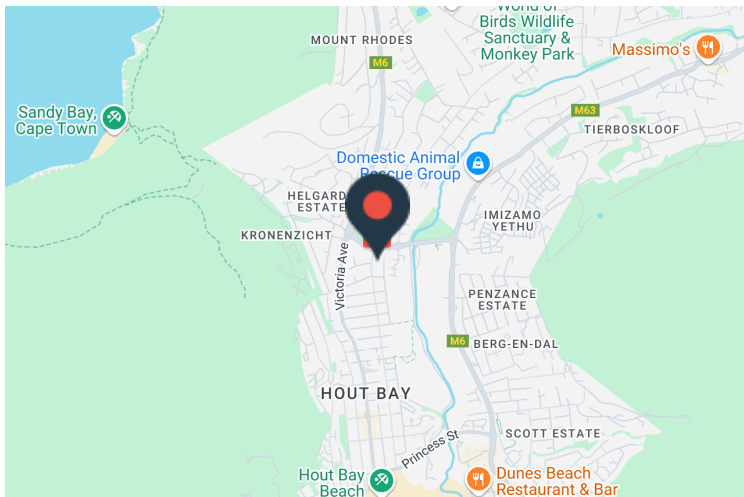
R15984 excl. VAT

Previously utilised as a take-away, this 48sqm ground-floor unit at Victoria Mall is ideally suited for a takeaway, deli, cafe, or boutique food offering. The space comes equipped with fitted kitchen ready to be adapted to your needs. With strong shopfront visibility, an open-plan layout, and immediate availability, the unit offers excellent client interface and is ready for occupation.

Victoria Mall is a well-established retail centre located on the corner of Empire Avenue and Victoria Road in Hout Bay. The centre benefits from strong signage opportunities, free parking (both basement and open), and backup power via solar. It enjoys high foot traffic due to its central location within a densely populated area, with easy access to major routes including the M6 and M63, as well as public transport links by bus and taxi.

Rate Per m <sup>2</sup> excl. VAT	R333 / m <sup>2</sup>
Floor Size	48m <sup>2</sup>
Availability	Immediately

Security	Yes
Air Conditioning	No
Type	Office
Title	None
Zoning	Commercial



## CONTACT US



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