

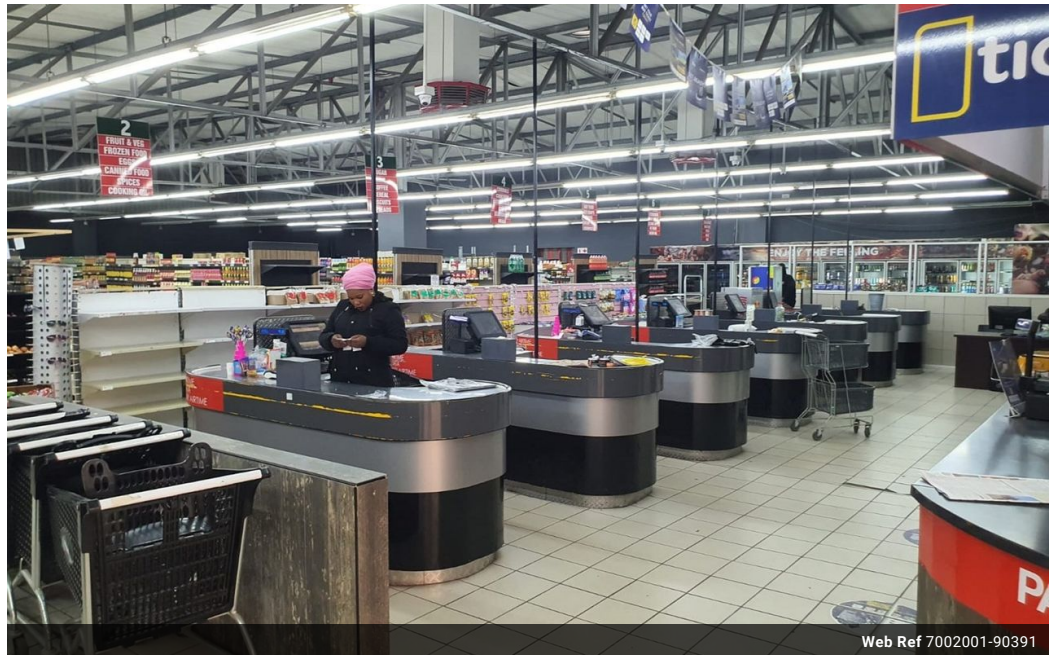


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Web Ref 7002001-90391



R80,322 pm

Gross Monthly Rental R80,322 Excl. VAT

 0  30

### 1217m2 Prime Retail Space Available – Central Location in Motherwell

This well-appointed 1217m2 retail space is available to let in a busy shopping centre in the heart of Motherwell. Surrounded by line shops and serving a large, established community, the property offers excellent foot traffic and strong visibility. The space is thoughtfully designed and includes a deli area, bakery, and butchery, along with walk-in fridges and a well-sized receiving area. The interior is exceptionally neat with good lighting throughout, creating an inviting and functional environment for retail operations.

All existing racking, fridges, and other equipment are available for sale to the new tenant, ideally as part of the handover. This is an excellent opportunity for a retailer looking to operate in a high-demand area with existing infrastructure in place.

### Features

**Zoning** Commercial

#### Interior

Floor Loading Cap.	20 Tn/m <sup>2</sup>
Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	200

#### Exterior

Security	Yes
Open Parking Bays	30

#### Sizes

Floor Size	1,217m <sup>2</sup>
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#### Extras

Near Shopping Mall Near Fitness centre Alarm Near Schools Near Children's Park Closed Circuit TV Near Park Near Shops High Speed Internet Air Conditioner Energy Backup Unit Security - System Fibre Near Medical Center Air Conditioning Unit Wheelchair Accessible