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R3,650,000

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### High-Visibility Commercial Property for Sale in Walmer

This 218sqm commercial property on Villiers Road, Walmer, offers prime visibility and high vehicle traffic, thanks to its position on the bustling double carriageway. Previously operating as a restaurant, the property is zoned Business 2 with special consent for restaurant use, making it an ideal opportunity for a variety of business ventures.

Property Features:• 218sqm of under-roof space• Front courtyard for additional seating or display area• Three spacious rooms for flexible business use• Dedicated preparation kitchen and scullery with rear access• Two separate bathrooms for convenience• Separate outbuilding for storage with an additional bathroom• 13 secure parking bays for customers and staff•

### Features

**Zoning** Commercial

**Sizes**

Floor Size 218m<sup>2</sup>  
Land Size 1,357m<sup>2</sup>

**Extras**

Near Medical Center City Center Near Public Transportation Near Golf Course Near Schools  
Safe Location Near Shops On Busy Road Near Airport Near Fitness centre Frequency location  
Near Shopping Mall High Traffic