

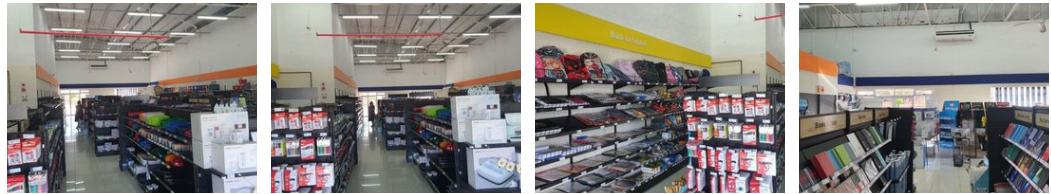


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R35,875 pm

Gross Monthly Rental R35,875 Excl. VAT

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### 287m<sup>2</sup> High-Visibility Retail Space in Prime Location In Charlo

Positioned at the busiest intersection in Port Elizabeth, this 287m<sup>2</sup> retail space offers an exceptional opportunity for businesses looking to maximize exposure in a high-traffic retail center. Surrounded by established brands and a steady flow of potential customers, this prime location ensures unparalleled visibility and accessibility. Designed for flexibility, the space features a sleek glass shopfront on both sides, creating a modern and inviting storefront that enhances brand presence. A receiving roller door at the back provides seamless stock management, while access from both the front and rear ensures convenience for customers and staff alike. The unit will be white-boxed, allowing the new tenant to customize the interior to suit their business needs.

### Features

**Zoning** Commercial

**Interior**

Floor Loading Cap. 10 Tn/m<sup>2</sup>  
Air Conditioning Yes  
Power 3 Phase Yes  
Power Amps 30

**Exterior**

Security Yes  
Open Parking Bays 10

**Sizes**

Floor Size 287m<sup>2</sup>

**Extras**

Wheelchair Accessible On Busy Road Near Shops Air Conditioner Safe Location High Speed Internet High Traffic Eat-in Kitchen Near Medical Center Near Schools Security - System Good reachable traffic Near Public Transportation Alarm System Closed Circuit TV Unfurnished Air Conditioning Unit Near Fitness centre Kitchen-Dinette Near Bus Frequency location Near Shopping Mall Fibre