



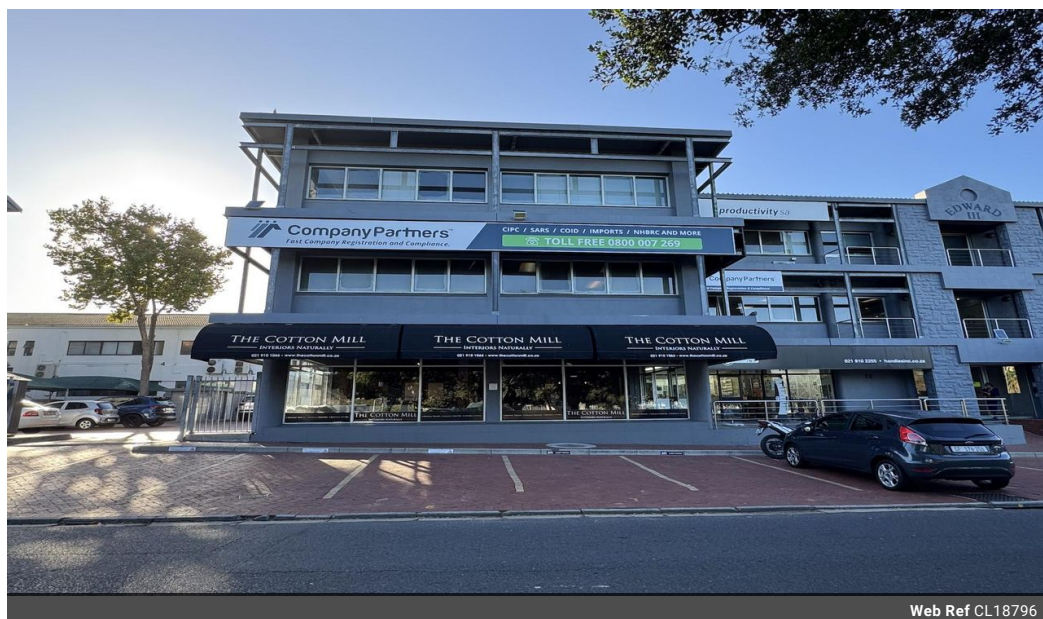
**Amelia Viljoen**  
0726426465  
amelia.v@rawson.co.za

Contact Rawson Commercial  
Cape Metropole - Blouberg Franchise

021 5562474

9 Blaauwberg Road  
Blouberg  
7441

187m<sup>2</sup> Retail To Let in Tyger Valley



Web Ref CL18796



R32,725 pm

Gross Monthly Rental R32,725 Excl. VAT

0 6

## High-Visibility Retail Space To Let - Tyger Valley

This 187m<sup>2</sup> ground-floor retail space in the Edward III Building offers prime exposure in the bustling commercial hub of Tyger Valley. With large shopfront windows facing Edward Street and Willie van Schoor Drive, this unit ensures maximum visibility and foot traffic for your business.

### Key Features:

- Size: 187m<sup>2</sup> open-plan retail space
- Shopfront: Large display windows for excellent visibility
- Access & Layout: Two entrances, flexible interior layout
- Outdoor Space: 50m<sup>2</sup> shared verandah in front of the unit
- Facilities: Two bathrooms, kitchenette, and storeroom

### Parking & Accessibility:

- 6 visitor parking bays included (perimeter open parking)
- Basement parking available at an additional cost
- Adequate municipal parking on Edward Street

## Features

<b>Building Name</b>	Edward III				
<b>Zoning</b>	Commercial				
<b>Interior</b>		<b>Exterior</b>		<b>Sizes</b>	
Air Conditioning	Yes	Security	Yes	Floor Size	187m <sup>2</sup>
		Open Parking Bays	6		
		Parking Ratio	3 bays / 100 m <sup>2</sup>		

### Extras

6 Parking bays included in Rental Security

