

# 10,920 pm

Prime Retail Space to Let at 38 Melle Street, Braamfontein

 78 m<sup>2</sup>

An excellent retail opportunity awaits at 38 Melle Street, Braamfontein. Shop 001 offers 78 square metres of open-plan space, ideal for businesses seeking high visibility and easy accessibility. Priced at R140 per square metre (excluding VAT and utilities), this well-positioned unit benefits from natural light, standard lighting fixtures and an adaptable layout. Please note that salons and fast food operations are not permitted. Located along a bustling main road, this property enjoys fantastic foot traffic and great exposure,

Braamfontein is a vibrant commercial and cultural hub, home to a diverse mix of students, professionals, and creatives. It is well-connected via major transport routes and public transit, including the Gautrain and Rea Vaya bus services. Tenants benefit from proximity to the University of the Witwatersrand, a host of corporate offices, trendy cafés, and cultural institutions. This energetic atmosphere makes Braamfontein a highly attractive location for businesses seeking visibility and growth in a youthful, urban setting.

**Gross Monthly Rental** R10,920 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	78	<b>Security</b>	Yes
<b>Parking Bays</b>	-	<b>Air Conditioning</b>	-
<b>Title</b>	-	<b>Generator</b>	-
<b>Zoning</b>	Commercial	<b>Fibre</b>	-

## CONTACT US

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