

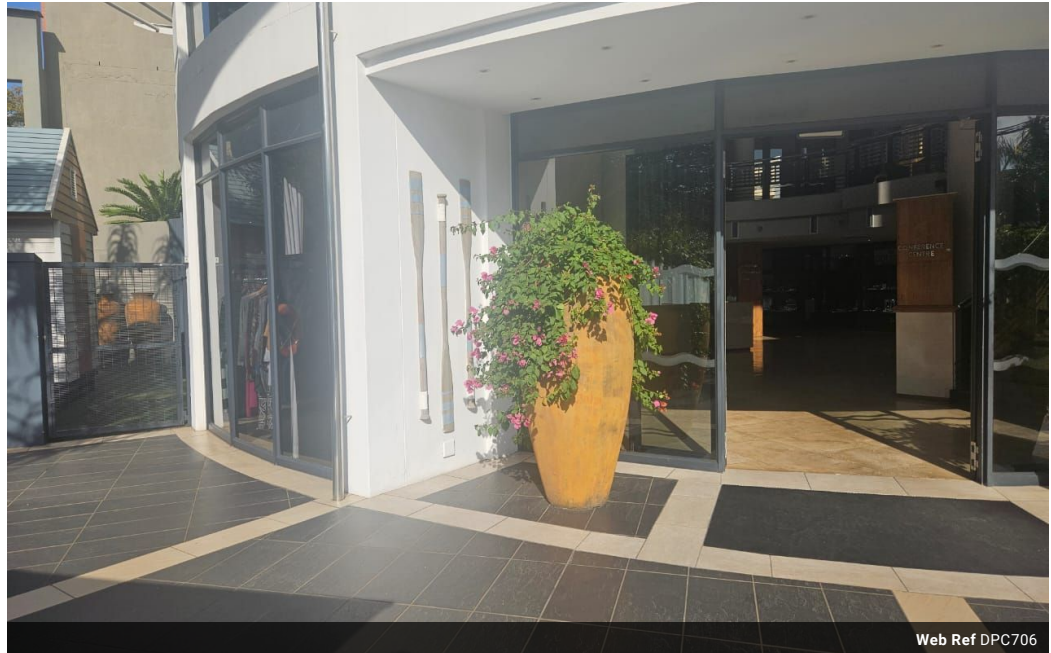


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558 Mountbatten Drive  
Reservoir Hills  
Durban  
4090



Web Ref DPC706



**R4,500,000**

Monthly Levy R1,750 Excl. VAT

Monthly Rates R3,300 Excl. VAT

2 0

Fully fitted Shop for Sale at R4 500 000.00 opposite Gateway in a Prime Location

Establish your business in Umhlanga's prime location at Palm Boulevard, Protea Hotel Fire and Ice. This shop offers a unique opportunity to tap into a steady stream of customers with its large glass road frontage. The property provides peace of mind with hotel security, an alarm system, and CCTV surveillance. The modern interior is fully air-conditioned, and one undercover parking space is included. Additional benefits include optional backup power and negotiable shop fitting arrangements to suit your business needs. This property is an excellent investment opportunity at just R4.5 million. Don't miss out on this rare chance to establish your business in one of Umhlanga's most sought-after locations. Rates R3300.00 Levy R1750

**Features**

**Zoning** Commercial

**Exterior**  
Covered Parking Bays 2

**Sizes**  
Floor Size 60m<sup>2</sup>

