

# 63,420 pm

11 Biccard Street | Prime Restaurant Space to Let in Braamfontein

 **453 m<sup>2</sup>**

Welcome to a prime commercial opportunity at 11 Biccard Street, Braamfontein. This versatile restaurant space spans 453 sqm, offering ample room to bring your culinary vision to life. The space benefits from abundant natural lighting, creating a warm and inviting atmosphere for diners and customers alike. Ideally suited for restaurant or retail use, the open layout allows for flexibility in design and setup, ensuring it meets the specific needs of your business. Priced at R140 per square meter, excluding VAT, this space offers excellent value in a high-traffic area.

Braamfontein is a bustling hub of activity, known for its vibrant blend of business, education, and cultural spaces. It is home to a diverse and dynamic population, attracting students, professionals, and tourists alike. As one of Johannesburg's key growth areas, Braamfontein is well-served by public transport links, including the Gautrain, making it easily accessible for both staff and customers. Tenants will benefit from the foot traffic generated by nearby offices, universities, and retail outlets, providing a steady stream of potential customers throughout the...

**Gross Monthly Rental** R63,420 Ex Vat  
**Lease Period** 12 months  
**Available From** Negotiable

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 453        | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | -          | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | -          | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

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