

# 30,000 pm

Prime Retail Space to Let at 17th Smit Street, Braamfontein, Johannesburg

 **200 m<sup>2</sup>**

This 200 sqm retail space is available to let at R30,000 per month excluding VAT and utilities. Located on Smit Street in Braamfontein, this property offers an open-plan layout, ideal for creating a custom retail experience. The concrete flooring provides a durable surface, and the standard lighting ensures the space is ready for immediate use. A roller shutter door adds an extra layer of security while also facilitating easy loading access.

With prime frontage on a busy main road, this location offers excellent signage opportunities to attract foot and vehicle traffic. The vibrant area of Braamfontein is known for its dynamic mix of students, professionals, and tourists, making it a thriving hub for retail businesses. Home to popular coffee shops, restaurants, and cultural landmarks, the neighbourhood enjoys high pedestrian activity and is well-connected by public transport, including Gautrain and Rea Vaya services.

**Gross Monthly Rental** R30,000 Ex Vat  
**Lease Period** 12 months  
**Available From** Immediately

<b>Floor Size m<sup>2</sup></b>	200	<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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