



13 SPENCER SQUARE, SALT RIVER

HIGHLY SOUGHT AFTER MULTI-USER UNIT

5 PARKING BAYS & 24HR SECURITY

311m2 ART STUDIO LOFT WITH MOUNTAIN AND SEA VIEWS

FOR SALE BY OWNERS

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GENERAL INFORMATION

Street Address	Spencer Road, Salt River
GPS Co-Ordinates	33°55'44.2"S 18°27'55.1"E
Section Size	311m2
Zoning	MU2 (residential and Offices included in the allowable uses)

Property description

Floor coverings	Floated concrete
Parking	5 off-street parking bays
Ablutions	2 toilets
Kitchen	Basic
Condition	Excellent
Security	24 Hours with locked gate and guard
Rates	R1 693.11 per month
Levies	R3 437.70 per month
Price	R4 million plus VAT

This well positioned studio with stunning mountain and sea views is offered for sale with possible development potential into separate live/work spaces (with all applicable approvals) or simply use as a New York Loft style live and/or work space.

The unit is the top floor so extra volume and mezzanine floors can be created by exposing the rafters and opening up the space.

The current use is an Art Studio.

LOCALITY

The Property is situated at Spencer Road in Salt River.

High level Google View of Spencer Square:



LOCALITY

Low level Google View showing the location of the top floor unit:



IMPROVEMENTS

Spencer Square is a sectional title scheme that consists of 13 separate multiple use, MU2 zoned units.

Unit 13 is 311m2.



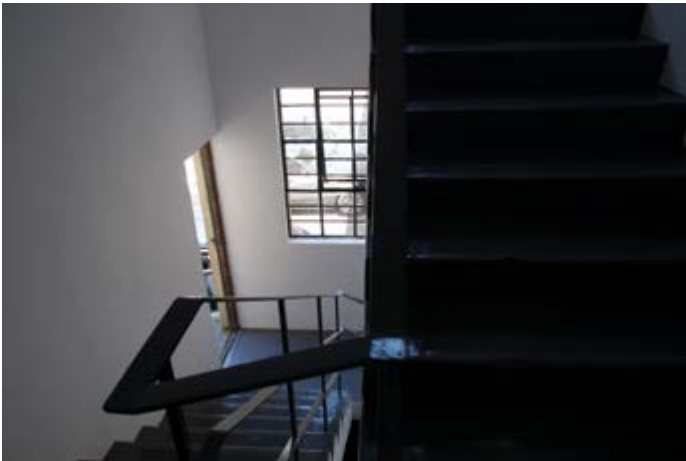
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IMPROVEMENTS



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SALE PROPOSAL

The Property is for sale at a price of R4 million plus VAT.

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