



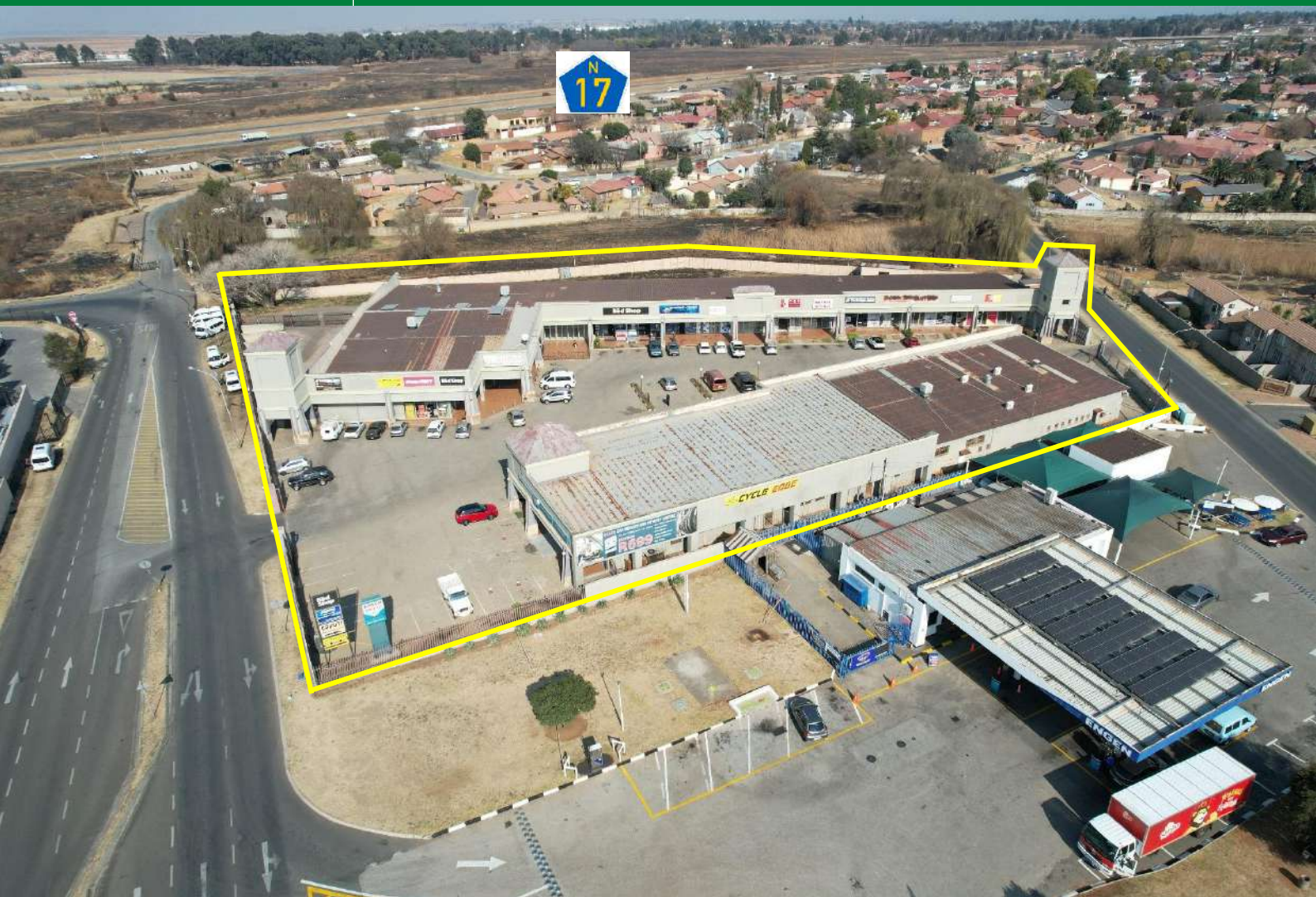
# PROPERTY FOR SALE

**Carnival Centre Retail Centre – Brakpan**  
**Anchored by Bosch, Post Net and Bed Shop**  
**Multiple Retail Line Shops**

**GLA: 3 150m<sup>2</sup> Land Size: 12 404m<sup>2</sup>**

**Current Gross Annual Income ±5 162 000**

**High Occupancy**



**Viewing:**

By appointment only

**Virtual Tour:**

<https://youtu.be/Vzd9SRM1Fv4>

**Joshua Pelkowitz • Cell: 072 536 5482 • Email: [joshuap@wh.co.za](mailto:joshuap@wh.co.za)**  
(Property Practitioner – Certificate Number 2023332289)

WH Auctioneers Properties (PTY) Ltd  
578 16<sup>th</sup> Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate  
Number 2023119384)



## GENERAL & TITLE DEED INFORMATION

Street Address: 5 Rangeview Road, Brakpan  
Erf & Township: Erf 1294 Dalpark Ext. 11  
Title Deed Number: T15296/2007  
Erf Size (Registered): 12 404m<sup>2</sup>  
Zoning: Business 2

	Permitted		Actual	
Zoning	Business 2		Retail	
Coverage	80%	9 923 m²	33%	4 109 m²
Height	8 Storey		1 Storey	
FAR / Bulk	Not Specified		0,25	3 150 m²
Building lines	As per SDP		As per SDP	
Density	Not Applicable		Not Applicable	
Parking requirements	As per SDP		Sufficient open parking	
Comments	The present use is within the boundaries of the zoning restrictions. Coverage is underutilised, however would probably not fully realise due to parking and manoeuvrability requirements. FAR is not specified by the local authority.			

## LOCALITY

The property is located in Brakpan, nearby Carnival City and is located approximately 35 km from the Johannesburg CBD. The greater area is characterized by a strong presence of industrial and commercial developments, along with established residential nodes.

The property borders Van Dyk Park and Dalview, both of which are residential suburbs. The area is considered middle-income and offers a range of amenities, including government departments, schools, churches, commercial nodes, and a hospital.

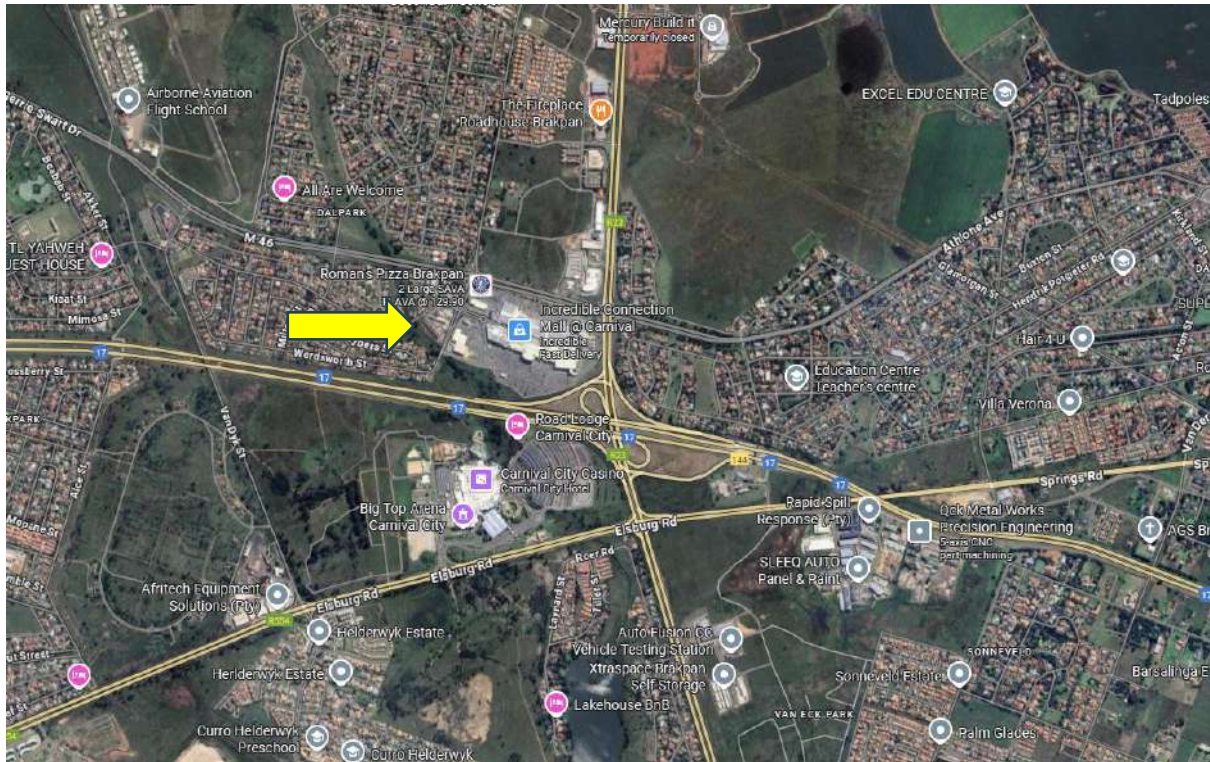
The property is situated opposite Carnival Mall and just north of Carnival City. Access to the N17 Highway is available via several main routes in the area. Just north of the property lies the Boksburg Airfield. All installed services are provided and maintained by the local municipality.

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## DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 3 150m<sup>2</sup> neighborhood retail shopping center in Brakpan. The centre is well occupied and consists of 19 line shops with communal ablutions, open parking and yard space. Each tenant has its own small private yard area. Improvements can be broken down as follows:

- 19 retail shops
- Ancillary storerooms
- Ablutions
- Delivery and dispatch areas
- Large open parking area
- Small flatlet/outbuilding

There is an additional yard area, previously used for storage of building material which can be repurposed for a carwash or similar use.

### Areas

Accommodation & areas		Lettable Area	Gross Area	Participation Quota
Shop 1	China Cash and Carry	850 m <sup>2</sup>	850 m <sup>2</sup>	N/A
Lease Area 1	The Courier Guy	1 m <sup>2</sup>	1 m <sup>2</sup>	N/A
Shop 1A	Postnet Brakpan	98 m <sup>2</sup>	98 m <sup>2</sup>	N/A
Shop 2	Good Knight Bedding	149 m <sup>2</sup>	149 m <sup>2</sup>	N/A
Shop 3 to 4	The Bed Shop	266 m <sup>2</sup>	266 m <sup>2</sup>	N/A
Shop 5	Vacant	90 m <sup>2</sup>	90 m <sup>2</sup>	N/A
Shop 6	Vacant	90 m <sup>2</sup>	90 m <sup>2</sup>	N/A
Shop 7 and 8	PQS Supermarket	180 m <sup>2</sup>	180 m <sup>2</sup>	N/A
Shop 9	Matrix Warehouse	80 m <sup>2</sup>	80 m <sup>2</sup>	N/A
Shop 10	Cartridge Zone	80 m <sup>2</sup>	80 m <sup>2</sup>	N/A
Shop 11 and 12	Creative Talents	160 m <sup>2</sup>	160 m <sup>2</sup>	N/A
Shop 13	Lulus Hair Studio	65 m <sup>2</sup>	65 m <sup>2</sup>	N/A
Shop 14	Seamoss Africa	80 m <sup>2</sup>	80 m <sup>2</sup>	N/A
Shop 15	Kurly Kids	80 m <sup>2</sup>	80 m <sup>2</sup>	N/A
Shop 16	Savuti Arms	300 m <sup>2</sup>	300 m <sup>2</sup>	N/A
Shop 17	Hello Today	145 m <sup>2</sup>	145 m <sup>2</sup>	N/A
Lease Area 2	Post Boxes	1 m <sup>2</sup>	1 m <sup>2</sup>	N/A
Shop 18	Cycle Edge	80 m <sup>2</sup>	80 m <sup>2</sup>	N/A
Shop 19	Bosch Car Service	355 m <sup>2</sup>	355 m <sup>2</sup>	N/A
<b>Total:</b>		<b>3 150 m<sup>2</sup></b>	<b>3 150 m<sup>2</sup></b>	

Site Improvement Areas	Area	Condition
Paving	8 295 m <sup>2</sup>	Average
Walling	433 lm	Average
Covered Walk Way	959 m <sup>2</sup>	Average
Entrance Gate	2 Unit/s	Average

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## **Construction**

<b>Structure:</b>	The superstructure includes standard brick and mortar structure.
<b>Storeys:</b>	Single storey throughout.
<b>Roof:</b>	Low mono pitch and pitched steel and timber construction with IBR covering.
<b>External Walls:</b>	Plastered brick to external walls.
<b>Internal Walls:</b>	Plastered brick to internal walls.
<b>Floors:</b>	Ceramic tiles and Grano finishes throughout.
<b>Ceilings:</b>	Gypsum board type ceilings and suspended ceilings.
<b>Lighting/elec:</b>	The electrical components and fittings include SABS spec plug and light switches with strip florescent and industrial lighting.
<b>Fenestrations:</b>	Pressed steel and aluminium window and door frames. Shop front plate glass windows to most shop fronts.
<b>Air-conditioners:</b>	Air conditioners and central air-conditioning to selected areas only.

## **Access**

There are 3 access points into the site, with 2 currently in use. The 3<sup>rd</sup> is permanently locked.

## **Water and Electricity**

Each tenant is billed as per their usage for services. Supply is direct from municipality. Tenants are allowed to install their own back-up generators.

## **Condition**

The property is aged and does require repair, maintenance and upgrades. The walls across the property need to be damp-proofed and repainted. The roof appears to be rusted and require painting. No reported leaks or structural issues. The property is however fit for purpose.

## **Disclaimer**

*A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site.*

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## SITE LAYOUT AND SKETCH



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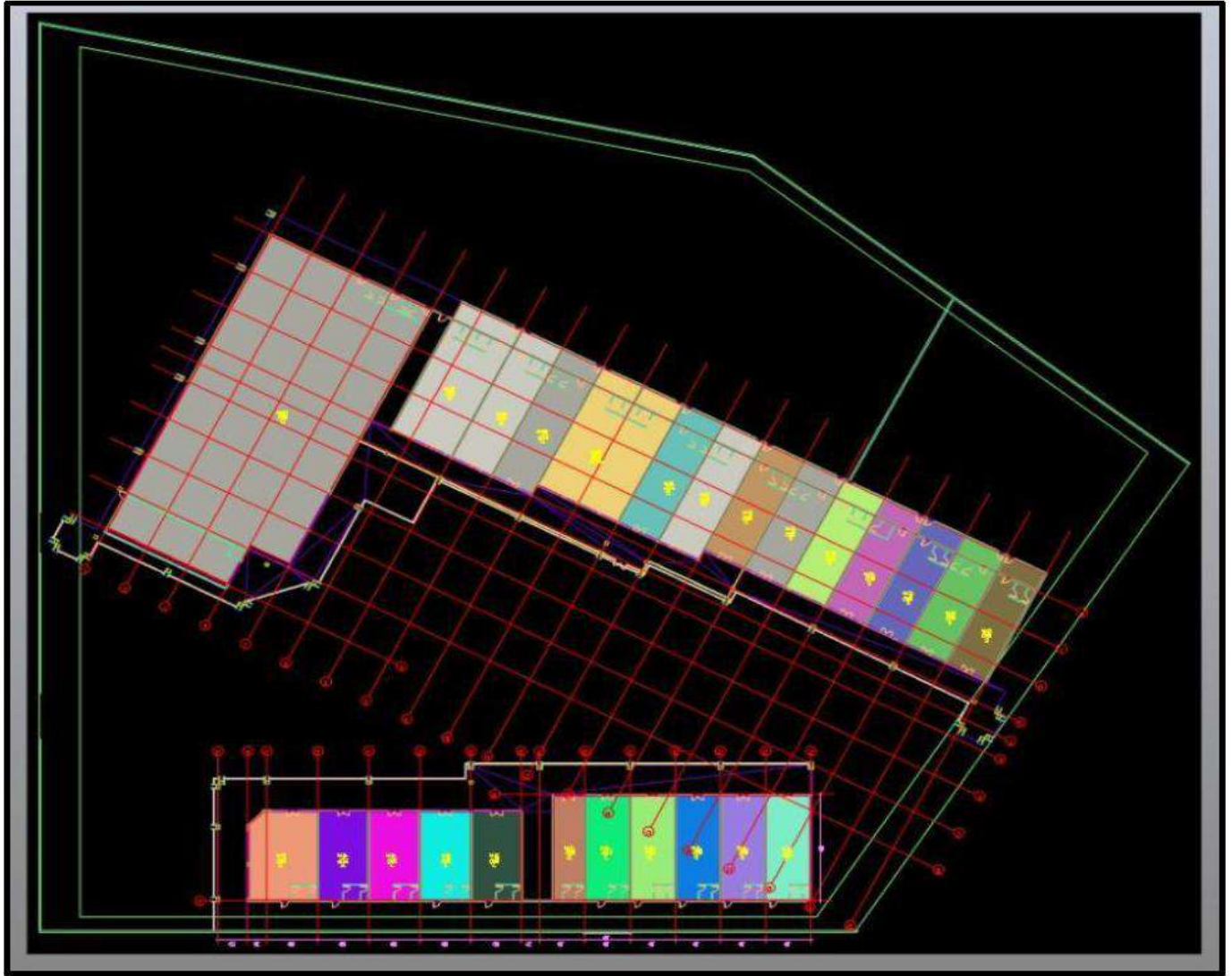
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## FINANCIAL INFORMATION

All financial information is available on request and receipt of a signed NDA. Information includes:

1. Rent rolls
2. Tenancy and vacancy schedules
3. Lease copies
4. Title deeds
5. Municipal accounts
6. Any additional information specifically requested

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## SITE PHOTOGRAPHS



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