

Transform potential

The Braes, Bryanston

Acquisition Opportunity

AS AT 1 OCT 2025

Executive Summary



GLA of
4,190m²

Occupancy of
100%

Weighted average lease
expiry of **1.2 years**

The Braes


The park is located on cnr William Nicol and Bryanston Drive and in close proximity to Nicolway Shopping Centre in Bryanston. It can be easily accessed from the N1 highway and all major public transport routes.

The node is considered prime being adjacent to the intersection between the Western Bypass and William Nicol Drive, including Peter Place. Close proximity to other large corporates (Nestle, SAB, Dimension Data), shopping centers and schools.

The two larger buildings are occupied by Richfield & AAA School of Advertising, along with Hamtern Financial Services in the smaller building. All are occupied via single tenancies.

Property and Financial Information



The Braes		
	GLA (m ²)	4 190
	Property type	Commercial
	Location	3 & 5 Eaton Avenue, Bryanston, Johannesburg
	Tenant	Richfield Graduate Institute of Tech,, AAA School Of Advertising,, Hamtern Financial Services
	Occupancy at 1 Oct 2025	100%
	WALE at 1 Oct 2025 (years)	1.2
	Weighted average escalation at 1 Oct 2025	7%

Financial period (1 Oct 2025 – 30 Sept 26)	R	R/m ² (per month)
Net rental	5 121 771	100.70
Ops recovered	2 128 019	41.84
Rates & taxes recovered	1 327 882	26.11
Total Gross Rental	8 577 672	168.64
Storage	33 004	0.65
Open parking	525 070	10.32
Covered parking	18 464	0.36
Basement parking	978 316	19.23
Total Income	10 132 526	199.21
Insurance expense	(216 676)	(4.26)
Property management fee	(128 665)	(2.53)
Contractual expenses	(344 486)	(6.77)
Levies	(1 148 772)	(22.59)
Rate & taxes expenses	(1 387 223)	(27.27)
Municipal expenses	10 952	0.22
Repairs & maintenance	(168 385)	(3.31)
Total net expenses	(3 383 255)	(66.52)
Total NPI	6 749 271	132.69



Pictures



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