

Transform potential

Bryanston Boulevard

Acquisition Opportunity

AS AT 01 JANUARY 2026

Executive Summary



GLA of
6 246m²

Occupancy of
100%

Weighted average lease
expiry of **3.1 years**

Bryanston Boulevard

Bryanston Boulevard comprises highly visible free-standing showrooms with direct frontage onto Winnie Mandela Drive in Bryanston. The prominent position on this main arterial road provides for significant signage and exposure, allowing the opportunity for strong brand presence within the thriving node of Bryanston.

The site is easily accessible from the Winnie Mandela Offramp from the N1, as well as alternate arterial routes, creating easy access from the likes of Sandton, Bryanston, Fourways, Rivonia and Woodmead.

The site comprises Maserati, Woodford Car Hire & Avari Cars, along with Audi, SMEG, Hyundai & Renault as neighbours.

The site is also in the immediate vicinity of Nicolway retail centre allowing for strong retail presence across multiple sectors being motor, food, household, restaurants & wellness

The Site comprises the following over one even.

Maserati | 3023m² | 31 Jan 2029

Avari Cars | 1432m² | 31 March 2028

Woodford Car Hire | 1791m² | 30 Sep 2029

Property and Financial Information



Bryanston Boulevard		
	GLA (m²)	6 246
	Property type	Retail
	Location	William Nicol Drive
	Tenant/s	Maserati, Woodford Car Hire & Avari Cars
	Occupancy at 1 Jan 2026	100%
	WALE at 1 Jan 2026 (years)	3.1
	Weighted average escalation at 1 Jan 2026	7.5%

Financial period		
(1 Jan 2026 – 31 Dec 2026)	R	R/m² (per month)
Net rental	10 606 513	141.51
Rates & taxes recovered	1 606 139	21.43
Total Gross Rental	12 212 652	162.94
Insurance	(200 842)	(2.68)
Property management fees	(183 190)	(2.44)
Contractual expenses	(861 554)	(11.49)
Municipal expenses	50 280	0.67
Rate & taxes expenses	(1 606 140)	(21.43)
Repairs & maintenance	(240 088)	(3.20)
Total net expenses	(3 041 534)	(40.58)
Total NPI	9 171 117	122.36



Pictures



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