

Transform potential

Bryanston Boulevard

Acquisition Opportunity

AS AT 01 OCT 2025

Executive Summary



GLA of
6 246m²

Occupancy of
100%

Weighted average lease
expiry of **3.3 years**

Bryanston Boulevard

Bryanston Boulevard comprises highly visible free-standing showrooms and retail site 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 like of Sandton, Bryanston, Fourways, Rivonia and Woodmead.

The site includes 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 erven.








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 01 Oct 2025	100%
	WALE at 01 Oct 2025 (Years)	3.3
	Weighted average escalation at 01 Oct 2025	6.8%

Financial period	R	R/m² (per month)
(1 Oct 2025 - 30 Sept 2026)		
Net rental	10 554 585	140.82
Rates & taxes recovered	1 575 252	21.02
Total Gross Rental	12 129 837	159.95
Insurance	(198 039)	(2.64)
Property management fees	(263 680)	(3.52)
Contractual expenses	(809 491)	(10.80)
Municipal expenses	21 182	0.28
Rate & taxes expenses	(1 575 253)	(21.02)
Repairs & maintenance	(192 602)	(2.57)
Total net expenses	(3 017 884)	(40.26)
Total NPI	9 111 953	121.57



Pictures



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