

# STEELEDALE MALL

Linroy St, Steeledale,  
Johannesburg



**FOR SALE**



# INVESTMENT *Rationale*





- 1** Extensive redevelopment & upgrade of the mall with over R100 Million being spent during the 2021 financial period.
- 2** A large majority of leases are new/renewals thereby eliminating rental reversion risk.
- 3** Ability to expand drive-through offering onto the existing available land.
- 4** The rooftop solar installation generates stable annual non GLA income for the landlord, which can be extended to the balance of the roof area.
- 5** The unique combination of a long weighted average lease expiry profile coupled with an established tenant trading history.
- 6** Most rentals coming off a low base allow future unlock for the purchaser.

**In 2021 Q4, South Africa's shopping centres saw trade rebound. Looking at the data accumulated by MSCI South Africa Quarterly Retail Trading. The density index recorded a 15.5% growth in annualised trading density meaning the density ended the year at R34.5k/sqm – only 1.4% below the pre-pandemic level of trading density.**

Foot count has not recovered to the same extent, however there has been an increase in spending per head. Foot count per square metre ratio for December 2021 showed a 7.6% uptick on December 2020's figures, it remained 23% below that of December 2019.

Shopping centre vacancies are also showing good signs, peaking at 7% in March 2021. The vacancy rate of malls that form part of the MSCI South Africa Retail Trading Density Index has been recorded at 5.6% in December 2021.

Community shopping centres like Steeledale Shopping Centre were the only segment to witness annualised trading density recovery to above a pre-Covid-19 level. While food, apparel, electronics, and speciality stores grew strongly, the trading density of department stores and food service retailers remain below Q4 2019's figures.

In the food service category, community shopping centres have lost market share to smaller, neighbourhood centres as well as super-regional malls. Industry giants have started taking steps to update outdated business models to focus more on customer experience and have been seeing some impressive figures and returns.

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# 1 EXECUTIVE Summary

<b>SITE AREA</b>	68 093 m <sup>2</sup>
<b>TOTAL GLA</b>	<b>29,327m<sup>2</sup></b>
Basement Storage	4 060 m <sup>2</sup>
Retail Level	21 516 m <sup>2</sup>
Mezzanine	3 751 m <sup>2</sup>
<b>PARKING (ACTUAL)</b>	<b>1 314 Bays</b>
Parking Ratio	Retail 6/100 m <sup>2</sup>
(Required)	Offices & Staff 4/100 m <sup>2</sup>
	Restaurant 6/100 m <sup>2</sup>
	Fitment Center & Garage 4/100 m <sup>2</sup>
<b>TYPE</b>	Shopping Centre & Petrol Station
<b>NET ANNUAL INCOME</b>	<b>R30 196 972</b>
Average net Rental per m <sup>2</sup>	R 85.80
<b>NUMBER OF TENANTS</b>	43
<b>LSM</b>	4-6



9 LINROY ST, STEELEDALÉ, JHB,



## 2 PROPERTY description

Steeledale Mall is a 30,000sqm shopping complex located in Steeledale along Linroy Street, a residential and industrial node in south-eastern Johannesburg, just below the CBD with ease of access to the M31, M46, and N17 highways. The centre boasts a large variety of shops anchored by Pick 'n Pay Hypermarket. With around 43 tenants all complimenting the Pick n Pay Hyper of 8 300m<sup>2</sup> there is a good complimentary tenant mix supporting the area. There are 2 entrances to choose from and convenient parking available, with 1314 open and basement parking bays. The mall is continuously evolving and has recently brought on a new tenant, Mega World at 2 900m<sup>2</sup>, which has been widely popular with the public. The centre also offers banking facilities with FNB, ABSA, Nedbank, and Capitec and you will find nationals like OBC Chicken, Dis-chem, Clicks, SA Post Office, Pep, Pep Home, and Ackermans. Additional dining and grocery options include Yammy restaurant, Latte Licious, Oriental Spice Den, and a KFC drive-thru. The mall is also home to a 4000m<sup>2</sup> storage facility located in the basement and plans to have a new Sasol and Minty's retail offering developed in 2022.



<b>ERF NUMBER</b>	ERF 17 ERF 38	51 372 m <sup>2</sup> 16 721 m <sup>2</sup>
<b>AREA SCHEDULE (GLA)</b> Basement Ground Floor Mezzanine  TOTAL	<b>TOTAL</b> 4 060 m <sup>2</sup> 21 516.14 m <sup>2</sup> 3 751.47 m <sup>2</sup> <hr/> <hr/> 29 327.61 m <sup>2</sup>	<b>VACANT</b> % - 785.70 m <sup>2</sup> 3.65% 1 231,89 m <sup>2</sup> 32.84%
<b>SECURITY</b>	6 + 3	number of guards (day/night)
<b>SITE AREA</b>	68 093 m <sup>2</sup>	
<b>PERIMETER</b>	Pallisade Fence + Brick Wall	
<b>POWER</b>	City of Johannesburg Generator Portion Solar	





# 3 THE LOCATION



# STEELEDALE

Steeledale is located in the south-eastern part of Johannesburg. The area is well known for its robust commercial and industrial trade, furthermore, it boasts great accessibility and regional connectivity. Steeledale is a small neighbourhood in comparison to those that surround it but has no shortage of industrial properties.

Steeledale is known for being a strong industrial and commercial Node and is bordered by similarly strong industrial and commercial nodes most notably Tulusa Park an industrial node and South Hills which is situated along a transport node.

## 10KM RADIUS AROUND STEELEDAL MALL:

### POPULATION

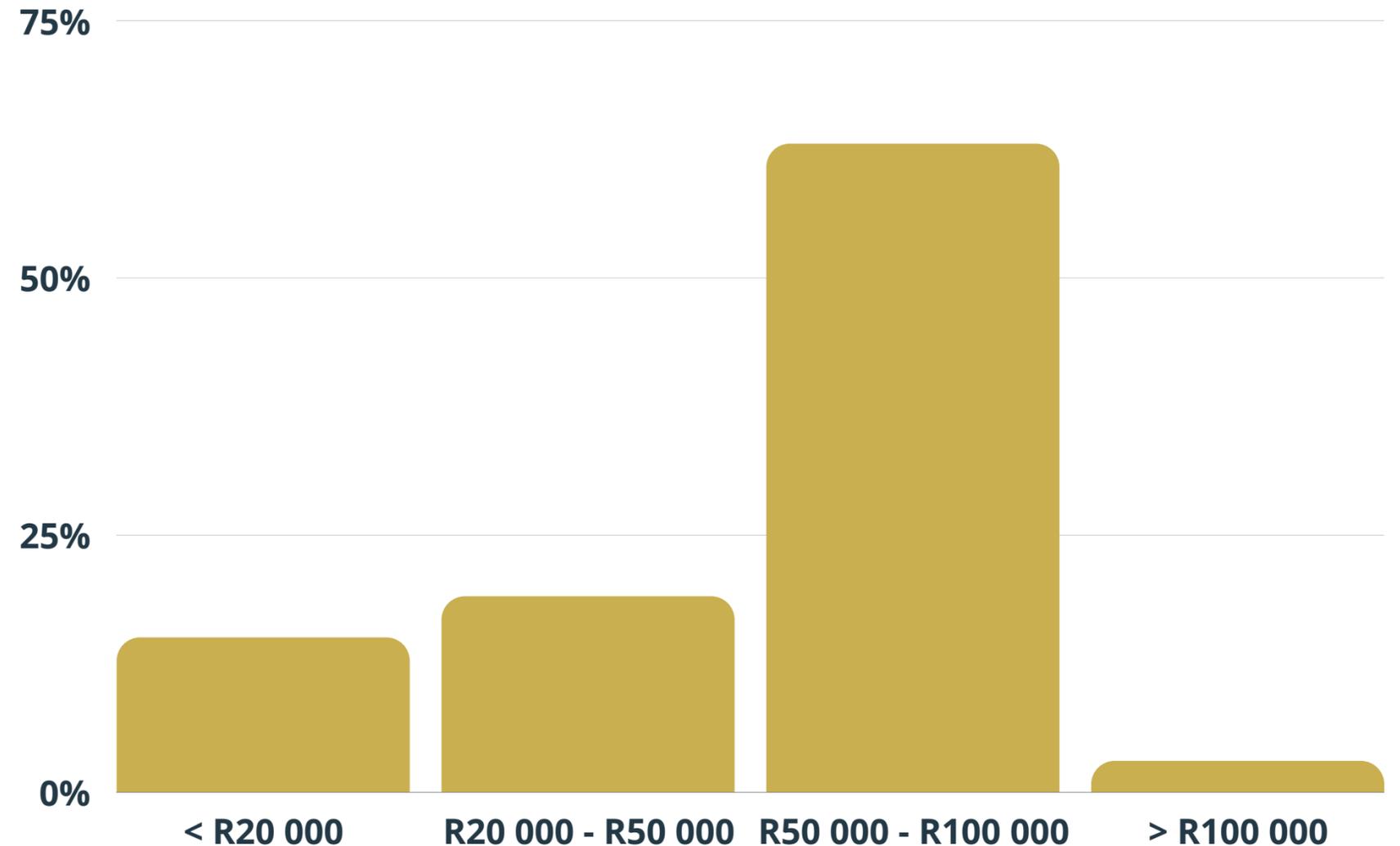
977 592

### HOUSEHOLDS

331 819

Reference: Ancora Group

## HOUSEHOLD INCOME





JHB CITY DEEP

GOSFORTH PARK

N17

STEELEDALE MALL



N12

ALBERTON

RISANA



TRUTH & LIFE  
CELEBRATION CENTRE

QUEENSHAVEN  
RETIREMENT VILLAGE

M31

N17

DIVERSITY HIGH  
SCHOOL

SUIDEHEUWELS  
PRIMARY SCHOOL

STEELEDAL MALL

CRESTVIEW PRIMARY  
SCHOOL

SASOL STEELEDAL  
MINTY'S SERVICE CENTRE

KFC STEELEDAL

M38

R59





ACKERMANN

THE CRAZY STORE

ACKERMANN

THE CHARA

A TOP BOTT

# 4 THE LOWDOWN

<b>REGISTERED OWNER</b>	Steeldale Property Holdings (Pty) Ltd		
<b>REGISTRATION NUMBER</b>	2001/022635/07		
<b>VAT REGISTERED</b>	YES		
<b>MUNICIPAL INFO</b>	<b>Erf 38</b>	<b>Erf 17</b>	<b>Portion 1 60</b>
Zoning	Business 1	Business 1	Parking
FAR	1.5	1.5	
Height	(0) 3 Storeys	(0) 3 Storeys	
Coverage	50%	50%	
<b>MUNICIPALITY</b>	City of Johannesburg		
<b>ANNUAL RATES</b>	R 2 331 809		
<b>LAST VALUATION (YEAR)</b>	R 113 470 000 (2018/07/01)		
<b>TITLE DEED</b>			
Number	T18413/09	T18418/09	T032126/09
Municipal Area	City of Johannesburg		



# FULL SITE PLAN



REV	NAME	DATE	DESCRIPTION	REV	NAME	DATE	DESCRIPTION	REV	NAME	DATE	DESCRIPTION	REV	NAME	DATE	DESCRIPTION
A	PCN		PROPOSED SHOP INFORMATION												
B	PCN														
C	PCN														
D	PCN														
E	PCN														
F	PCN														
G	PCN														
H	PCN														

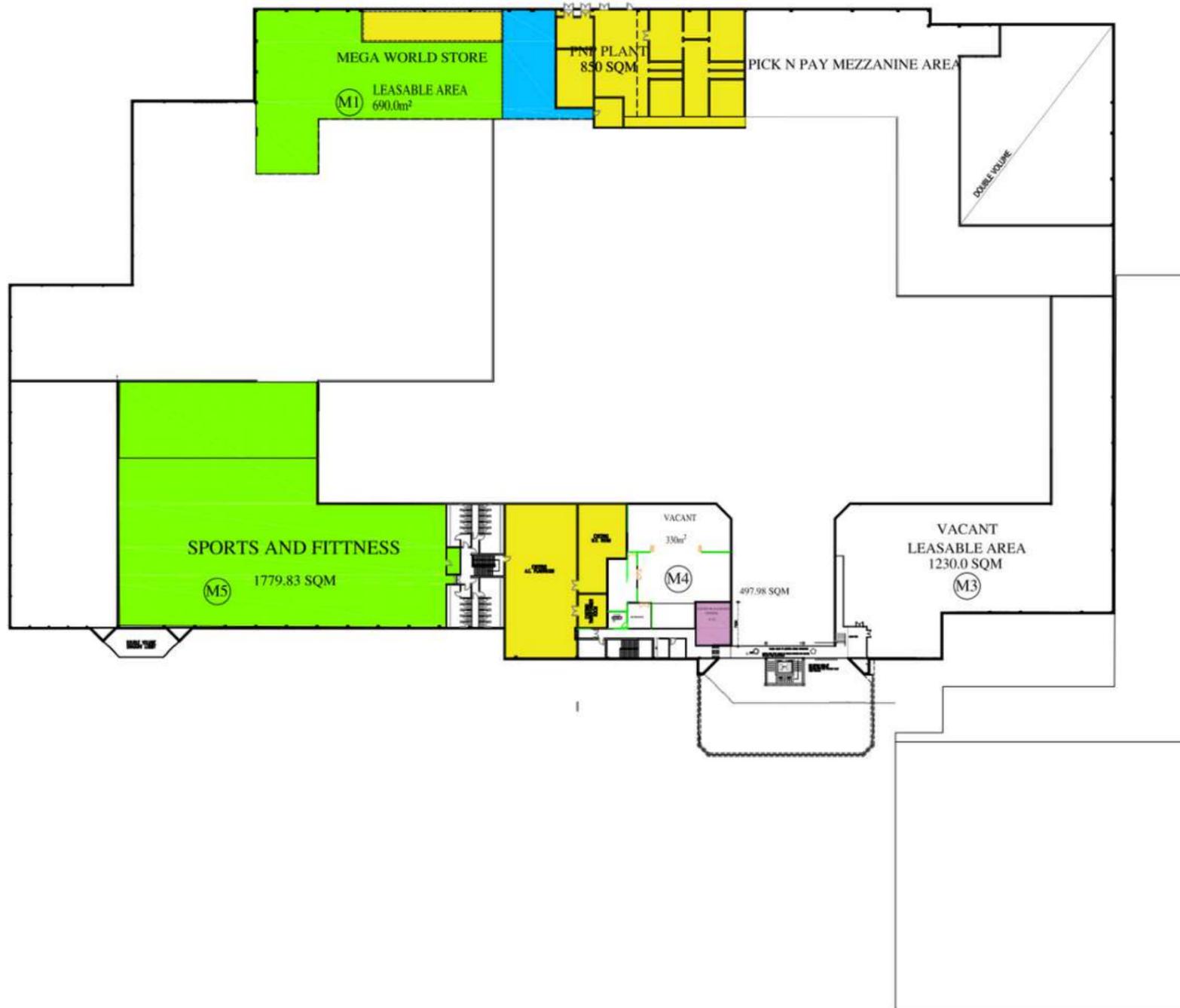
PROJECT TITLE	DRAWING DESCRIPTION	SCALE
Steeledale Refurb 2018	New Leasing Plan	1 : 250
Alteration to Reduce Pick n Pay and Refurb Centre		

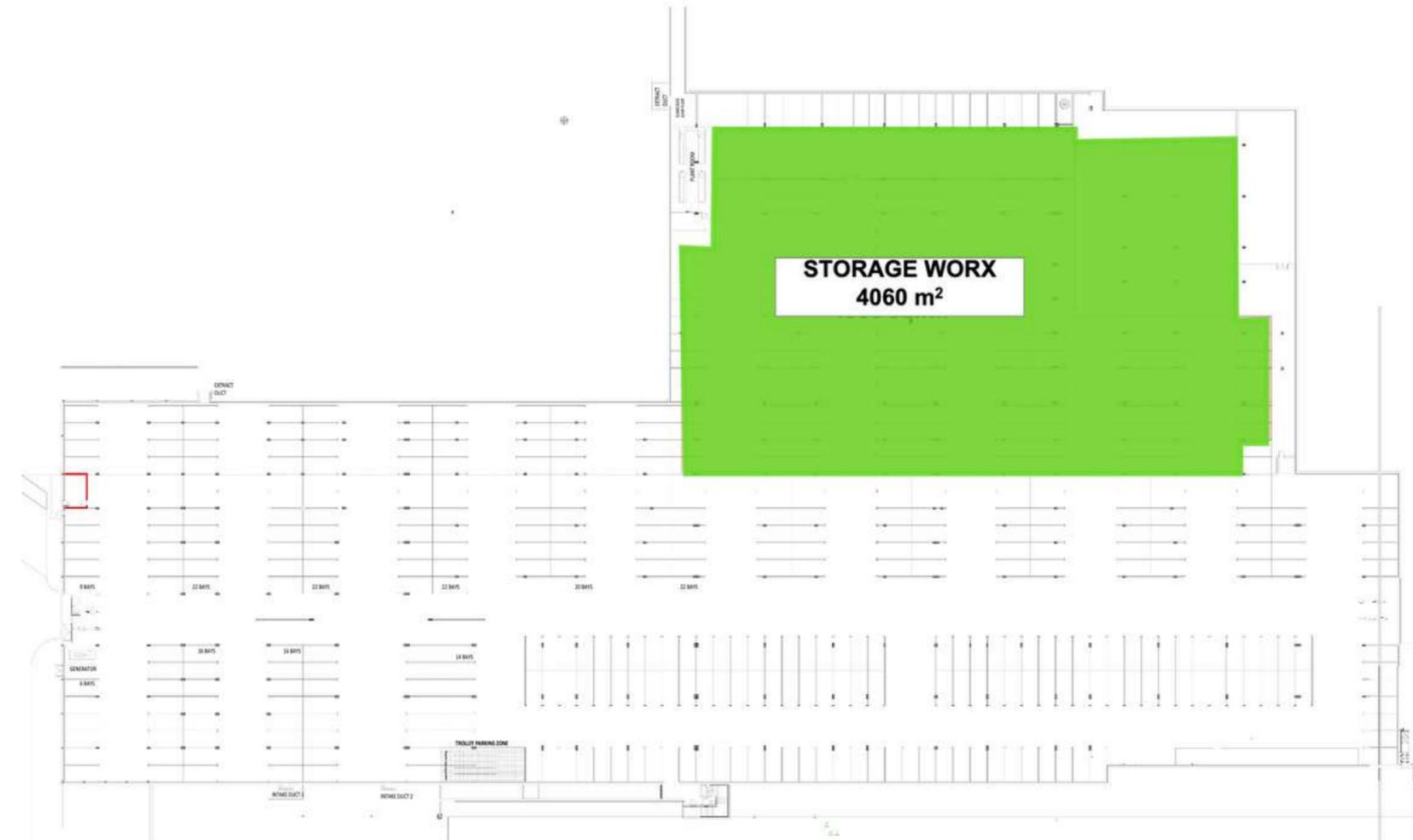
DATE	DRAWN	CHECKED	PROJECT NO	DRAWING NO	REVISION
2019/06/20	PCN		2019.16	A-D0002	N



# MEZZANINE



# BASEMENT





# 5 FINANCIAL summary

Net Annual Income  
**R 30 196 972**

2023

<b>Gross Annual Income</b> <i>(Incl Vacant Rental Guarantee)</i>	<b>R34 864 915</b>
Net Rental	R32 606 760
Op Costs	R747 165
Rates	R1 390 333
Marketing	R120 657
<b>Net Utility Recoveries</b>	<b>R1 355 000</b>
Electricity	R1 700 000
Water	(R190 000)
Waste	(R25 000)
Sewerage	(R130 000)

2023

<b>Operating Costs</b>	<b>R6 022 944</b>
Insurance	R390 000
Rates	R2 331 809
Advertising/Marketing	R50 000
Meter reading	R35 000
AC	R24 000
Electrical	R40 000
Fire Prevention	R20 000
Gardening	R240 000
Pest control	R30 000
Plumbing	R10 000
Cleaning	R640 000
Security	R1 560 000
Management Fee (2% of Net Rental)	R652 135

Tenant	GLA	Net Rental	Op Costs	Rates Recovery	Marketing Recovery	Lease Expiry
<b>STORAGE WORX</b>	4 060	1 001 196	0	0	0	30/Jun/2032
<b>YAMMY RESTAURANT</b>	50	148 262	16 848	5 250	4 448	30/Jun/2024
<b>CAR X</b>	50	141 834	16 416	5 250	3 940	31/Oct/2023
<b>BEEP MOBILE</b>	50	198 871	16 740	5 250	5 524	31/Jul/2023
<b>STANDARD BANK ATM</b>	51	139 782	19 766	0	0	31/Jan/2024
<b>SLEEPMASTERS</b>	167	239 508	0	0	0	31/Jul/2025
<b>ACKERMANS</b>	400	569 552	0	0	0	30/Jun/2025
<b>THE CRAZY STORE</b>	202	334 004	74 916	21 174	10 020	30/Jun/2023
<b>PEP</b>	456	864 316	0	0	0	31/Mar/2024
<b>TELKOM</b>	98	196 956	35 589	10 290	5 909	31/May/2025
<b>LATTE LICIOUS</b>	140	621 831	0	14 700	0	30/Sep/2027
<b>PEP CELL</b>	47	135 690	0	0	0	31/Oct/2022
<b>STEELEDALE OPTOMETRIST</b>	101	352 618	44 777	10 563	0	31/Mar/2025
<b>CHERRY LANE</b>	23	125 448	9 757	2 373	2 323	30/Sep/2024
<b>FLAME</b>	50	149 299	14 930	5 250	4 479	28/Feb/2023
<b>BARKO FINANCIAL SERVICES</b>	125	261 274	37 325	13 125	0	28/Feb/2023
<b>ELEGANCIA BARBER</b>	47	167 752	15 533	4 935	4 660	30/Sep/2023
<b>TOP TO TOE</b>	46	72 288	17 339	48 63	1 339	30/Nov/2019
<b>SA POST OFFICE</b>	254	318 832	0	0	0	31/Oct/2024
<b>DR IRENE COETZEE</b>	53	170 250	17 515	5 565	4 729	30/Sep/2025
<b>MEGA WORLD</b>	2 942	2 273 578	0	308 910	39 788	31/Jan/2025
<b>MEGA WORLD (Mezzanine)</b>	684	0	0	0	0	31/Jan/2025

Tenant	GLA	Net Rental	Op Costs	Rates Recovery	Marketing Recovery	Lease Expiry
<b>CLOTHING JUNCTION</b>	230	328 588	0	0	0	30/Sep/2024
<b>PEP HOME</b>	230	381 449	0	0	0	30/Sep/2024
<b>DIS-CHEM</b>	1 000	1 670 136	0	0	0	31/Oct/2026
<b>PICK 'N PAY</b>	8 924	10 433 300	0	443 344	0	31/Dec/2030
<b>CLICKS</b>	436	807 680	0	19 221	0	30/Nov/2025
<b>NEXTECH</b>	58	326 495	20 594	6 059	5 215	30/Sep/2024
<b>ORIENTAL SPICE DEN</b>	31	205 799	15 244	3 255	5 717	31/Jul/2024
<b>OK FURNITURE</b>	815	1 022 010	0	85 575	0	30/Sep/2021
<b>CASH CRUSADERS</b>	653	840 216	0	68 565	0	30/Jun/2026
<b>OBC CHICKEN AND MEAT</b>	674	881 345	161 760	70 770	0	30/Nov/2026
<b>FNB</b>	6	108 998	0	0	0	31/Mar/2024
<b>NEDBANK</b>	10	55 506	0	0	0	31/May/2025
<b>ABSA</b>	10	68 082	0	0	0	31/Jul/2022
<b>CAPITEC</b>	8	58 924	0	0	0	30/Sep/2024
<b>BAKGAT BILTONG</b>	9	139 677	3 233	945	0	31/Aug/2024
<b>HOBBY AND TECH</b>	8	98 592	2 528	840	2 958	30/Apr/2025
<b>SASOL AND MINTYS</b>	2 026	1 539 648	0	0	0	31/Dec/2027
<b>KFC</b>	250	594 881	62 546	22 230	0	31/Oct/2024
<b>BARKO</b>	1	17 916	0	0	0	28/Feb/2023
<b>STEELEDALE SPORTS &amp; FITNESS</b>	1 780	1 100 800	0	186 882	10 252	31/Dec/2023

# OUR TENANTS





**Pick n Pay**

**CLICKS+**

**Dis-Chem  
PHARMACIES**

**ACKERMANS**

**Sleepmasters**

The Bed Experts

**OK**  
FURNITURE

THE  
**CRAZY**  
STORE

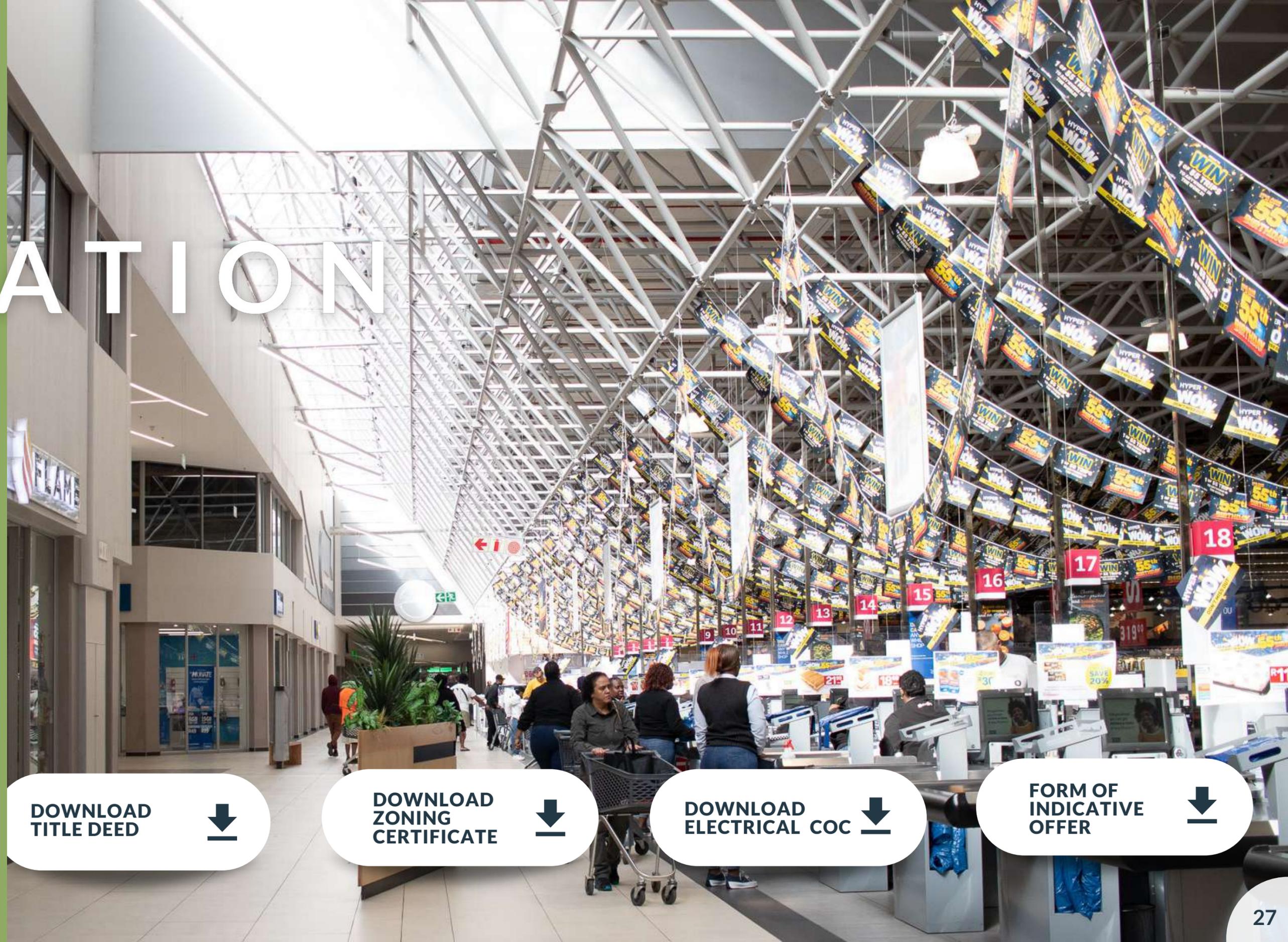
**Telkom**







# 3 THE LOCATION



**DOWNLOAD  
TITLE DEED** 

**DOWNLOAD  
ZONING  
CERTIFICATE** 

**DOWNLOAD  
ELECTRICAL COC** 

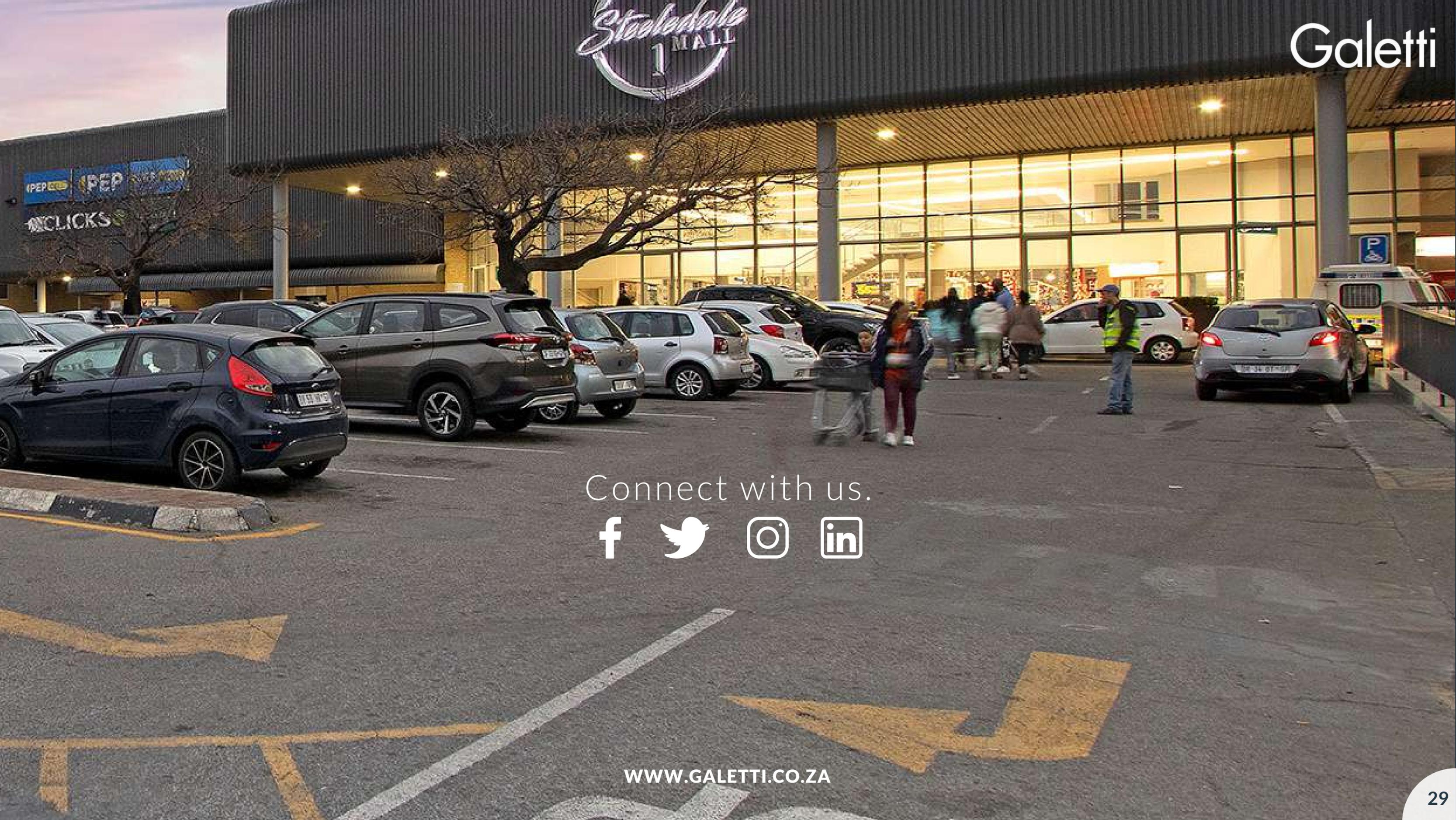
**FORM OF  
INDICATIVE  
OFFER** 

# 2022

<b>12 AUGUST</b>	Released to Market
<b>2 SEPTEMBER</b>	Non-binding Offers are Submitted
<b>1-6 SEPTEMBER</b>	Select Final Bidders
<b>7 SEPTEMBER -5 OCTOBER</b>	Due Diligence
<b>7 OCTOBER</b>	Binding offer submitted
<b>TBC</b>	Select final bidder
<b>8 &amp; 9 OCTOBER</b>	Conclude Legals



PEP  
CLICKS



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