

Factotone Pty Ltd  
t/a



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FOR SALE

POLOKWANE METROPOLITAN CENTRE



The Polokwane Metropolitan Centre is situated in the heart of Polokwane Central. It has quick access to Kerk St, Thabo Mbeki Street and Grobler St. It is also only a short distance away from the N1.

<b>ERF DESCRIPTION:</b>	ERF 6050.
<b>TOWNSHIP NAME:</b>	Polokwane Central.
<b>BUILDING GLA:</b>	9,482 m <sup>2</sup> .
<b>PARKING BAYS:</b>	481 Parking bays.
<b>OCCUPANCY PROFILE:</b>	The property is 76.19% occupied/let.
<b>ZONING:</b>	Municipal.
<b>INDICATIVE PRICE:</b>	R94,000,000

Polokwane Metropolitan Centre is a double storey property, which features retail stores on the lower level and office spaces on the upper floor.

The centre enjoys a strategic and high-traffic location, ensuring excellent visibility and accessibility for potential customers.

There is 24-hour access control, providing enhanced security for all occupants and visitors.





## TENANT OCCUPANCY PROFILE

CURRENT OCCUPANCY RATE	76.19%
CURRENT VACANCY RATE	23.81%
GROSS LETTABLE AREA	9,482 sq m

ANCHOR TENANT Shoprite Checkers Pty Ltd 3,234 sq m

- FIRSTRAND BANK
- METROFIN FINANCE
- FUNDI CAPITAL
- VAN SCHAİK BOOK STORE
- KIMMY FOODS
- FAVOUR & GRACE- MK GREEN RECYCLES
- TZANEEN TOMBSTONES
- RINDE'S TRADING ENTERPRISE
- MAFOKOANE OPTOMETRIST
- SHOPRITE LIQUOR
- HOBBY STUDIO- ARSHEEN ENTERPRISES
- DR M T MAKHOMISANE
- DRS KHOZA AND MATHEBULA
- MEDISERV PHARMACY
- ACKERMANS
- PEP STORES
- METROPOLITAN
- VODACOM
- NTHATO LAKA-DLAMINI
- BOMMA SNEAKERS
- VICTOUCH PRO TRADING ENTERPRISES
- PIETERSBURG FUNERAL SUPPLIES
- TECHNO BYTE
- JABU STONE
- KING PIE

Projections from July 2026  
to June 2027

<b>Income:</b>	<b>R</b>	<b>R/m<sup>2</sup></b>
Rental Income	(13 544 891)	(119.72)
Parking Income	(134 776)	(1.19)
Total Property recoveries	(8 385 647)	(74.12)
<b>Gross Income</b>	<b>(22 065 315)</b>	<b>(195.03)</b>
<b>Total Operating Costs</b>	<b>4 051 631</b>	<b>35.81</b>
<b>Municipal Charges</b>	<b>7 310 784</b>	<b>64.62</b>
Electricity	5 809 464	51.35
Rates and Taxes	1 046 254	9.25
Refuse	68 643	0.61
Water	268 019	2.37
Sewerage	49 985	0.44
Utility	68 420	0.60
Administrator <b>Levies Paid</b>	<b>2 059</b>	<b>0.02</b>
<b>Marketing Expenses</b>	<b>52 606</b>	<b>0.46</b>
<b>Leasing Fees</b>	<b>292 426</b>	<b>2.58</b>
<b>Annual Net Income</b>	<b>(10 355 808)</b>	<b>(91.53)</b>