

Factotone Pty Ltd
t/a



PO Box 2462
Country Club
4301

Heini Loehrer 082 4106175 heini@priceproperties.co.za

Dave Rees 083 7758288 dave@priceproperties.co.za

FOR SALE

RAND STEAM SHOPPING CENTRE

Cnr. Napier & Barry Hertzog Roads

Richmond, Johannesburg



5809 sq m total GLA

25 stores 227 free parking

Asking price R163 836

8.85% yield



Richmond is next to Milpark Hospital and is located in City of the Johannesburg Metropolitan Municipality. Rand Steam draws its name from the location of the original Rand Steam Laundries and the Ama-washa site of the late nineteenth century. The original buildings that were used for washing, ironing, dyeing and dry cleaning were still standing in 2008.

Unfortunately, some of these buildings were illegally demolished and the only remaining structures were the Water Tower – used to soften and purify water for use in the laundry – and the large pepper tree that was planted to deter flies from the laundry site. These structures were declared heritage sites by the Johannesburg Heritage Foundation and any future development would need to include them.

The centre's design reflects a creative take on the history behind it. Some of the bricks from the original buildings are featured on the new walls and the stairs in the restored water tower are made from the reclaimed wood sourced from the original structures. The water features, reminiscent of the Gas Works Spruit along which washing took place, have also been built using stones from the original buildings.

Rand Steam is a great alternative to a typical shopping centre and is distinctly different from some of the competitors in the area. The centre is anchored by Pick n Pay, Woolworths Food, West Pack and Clicks. Due to the authenticity of the development, the tenant mix includes bespoke type stores, such as Candice Berman Gallery, Rialheim, Rain, Tapenade and Friends, and Nap Living. Everyday convenience is offered by the likes of West Pack, Sorbet, Clicks, Hijabella Hair Studio, LookIn Eyecare Specialists, PostNet and About Cats & Dogs. Customers can expect eateries such as Curry Up, The Imagination Café and Leopard Deli.





