



COMPLETE BLOCK OF FLATS AND SHOPS FOR SALE R 12,750,000 PLUS VAT
10 Shop building with plenty of parking and 14 residential units above. Wonderful investment property as small blocks of flats seldom come onto the market. Low maintenance building with mainly facebrick walls and very little painting. Currently in very good condition. Serious buyers only please.
Jodi 061 315 4274

PROVINCE LOOKING TO ENCOURAGE AND ASSIST LOCAL PROJECTS.

The current economy is not as strong as it should be, and many companies are really battling. But there are always opportunities if you know where to find them or to create profitable business. The state of the economy is only the average of the good and bad in the current economy – it just happens that the portion of business people with a negative view outweighs the positive people. It does not, however, mean that there is no positive news.

Platinum Global has been asked by the province to look around for projects that will help to change this poor situation around. It seems that this is part of a national project. According to the information that I have received so far, province is looking for projects where the government can partner with private companies to ensure that larger projects happen with the suggestion that they would be there to take those stones and boulders out of the road. I can think of a number of projects where this sort of assistance would make the difference between a project getting off the ground or not. If you have a project of this type, please contact me and I will put you together with my source. There is an indication that they are looking for larger projects over R40,000,000 but as this is a national project and projects tend to be smaller in this province, I would not be shy to make an application for a smaller figure. I know that many departments battle to find suitable projects to finance in the province and typically FSDC has hardly any worthwhile projects that they funded for this very reason.

If you have good projects of over R25,000,000 I suggest that it might be worthwhile looking further into this initiative. They are looking at a range of projects which apart from property related projects would include agriculture, mining, manufacturing. If you don't apply you won't get.

Call Mike 082 881 4711. mike@platinumglobal.co.za

The Commercial Landlord

Newsletter for
Commercial &
Industrial Landlords



August 2019

More Commercial Properties Coming on to the Market.

Commercial properties are traditionally riskier than residential property. Mainly this is because commercial properties tend to be single lettings as opposed to multiple small units in say a block of flats. On the other hand, when the market is active the return on commercial properties can be exceptional.

The tight current market is leading to a few commercial properties coming on to the market as Landlords battle with finding tenants. This is currently happening more in the office rental market where landlords are not used to the long vacancy periods that is the norm with industrial properties. Many of these landlords are prepared to hold their properties if strong tenants can be found.

Talk Shop

by Platinum Global

CANNOT FIND A TENANT – CONSIDER MULTIPLE TENANTS

When considering the office rental market, it has already been confirmed in previous newsletters, that the rental market is still quite good providing that rentals are affordable. Nonetheless there is certainly a fair sprinkling of vacant properties in this market.

We have previously discussed the need to fix up commercial rental properties to attract tenants and that rental must be realistic when compared to other units of a similar nature. As we have mentioned, insisting on a high rental simply means that you will have to wait longer for a tenant if your rental does not become market related.

There is a possible alternative. Many first time office tenants are finding it difficult to afford the rental on many of the office spaces available. Start-up businesses don't require the space offered by average sized offices. Perhaps the alternative is to create smaller portions of these offices and offer it to mini – companies that are looking for space to run their mini businesses from.

Platinum Offers Consulting Service to Developers

It is amazing just how much development is currently taking place when you consider the current economy. Somerton, Wild Olive, Raceway, Vista Park and new projects in Lilyvale just to mention a few. There are plenty of others in the pipeline.

Once these developments have been approved and serviced, they need to be developed and this is where Platinum Global comes into play. While developers are good at what they do, they don't always understand the consequences of the way in which their buildings have been planned and laid out.

Platinum Global offers a consultancy service for developers on the practical management aspects of new developments. In conjunction with the developer they can give advice on how the design of services will make management easier or harder. Putting in the wrong type of meter or even placing it in the wrong place could mean that the user would have an opportunity to interfere with its operation. Just knowing where to put meters to make reading quicker and easier can result in cheaper management for the eventual body corporate. Doing it right the first time might save the developer money.

Keep an Eye on Your Tenants Electricity and Water Bills

Ultimately it is the Landlord that must pay any outstanding water or electricity bills if your tenant does not pay. With the current state of Metro accounts, they are looking every which way to get their outstanding accounts paid.

What should a Landlord do? Firstly, you should have a deposit with your tenant to be able to pay these outstanding fees. If your tenant has left without paying their account you should chase them up to pay even if they have already moved out. You did make the individual directors/members responsible for the company accounts, didn't you? Blacklisting can also work because your tenant will not be able lease something else or get credit (including individuals who gave surety).

Most importantly you need to get a copy of the account from Metro before you pay and check it against the meters on site. Ask for detailed accounts for the period claimed – we have found in some cases that they don't have proper records to hold you responsible

BE AWARE ILLEGAL BUSINESSES ARE BEING FORCED TO MOVE OUT!

The Metro is still not doing its duty to ensure that property is being used for the purpose that its zoning allows. Just look at all the illegal businesses in Louw Wepener St! But there is one less now – and more to follow. Dynamic Gas & Lifestyles have been given 1 month to move out of 12 Louw Wepener Street and the owner is forbidden to run any business from the site. The Free State High Court confirmed that no residential erf can be used for business purposes and awarded the person making the case against this and three other businesses a full costs order against the business. These four cases are just the first of a number of cases that have been brought to court with another batch will have been decided on by the 8th of August. The basis of the cases is that residential owners are protected against illegal use of residentially zoned properties and this action should have been done by Metro, which they have not been doing. As the court made very plain, no business has the right to run out of a residential property and awarding full costs to the complaints. It is very likely that more such cases will be brought against illegal businesses. I am aware that Phatshoane Henney are busy with a number of similar cases. Legal landlords should welcome this move as it will make legal businesses properties more in demand. The number of illegal businesses is extremely high, and I would suggest they could actually exceed the legally zoned premises. While these cases were in Dan Pienaar future cases could be for other suburbs and country areas.

THE MARKET PLACE (2 Let or 4 Sale)



FACTORIES AND WORKSHOPS UP TO 1700 SQ M AT ONLY R30 SQ. M.

Tough factories for tough businesses. Proper industrial warehouses, factories and workshops. Choice of a of existing and new units for a wide range of businesses. Whole complex of different businesses already on site. Special requests for extra-large or specialized buildings will be considered. Currently up to 1700 sq m. So, if you are looking for man-sized premises this is the place to come to.

Jodi 081 315 4274, Mike 082 881 4711



TWO PREMISES AVAILABLE 107 & 132 SQ M

Great properties to let as wholesale warehouses or retail opportunities at realistic rentals. Well situated in central/off centre position. Both premises are open plan design so will suit a wide range of different businesses.

Rental R8,100 & R9,990 per month plus VAT, so affordable for your business. Talk to us about this and a nice range of other good properties that are available from Platinum.

Jodi 081 315 4274, Mike 082 881 4711



BRANDWAG OFFICES TO LET NEW ON THE MARKET

Just come in this week. 2 different office sets in very well situated offices. Choice of units from 124 to 186 sq m. Only R80 sq m plus VAT, R10,750 to R16,100 per month. These are vacant units and occupation in immediate on payment of the first month's rental plus deposit. Neat and well maintained offices some with built in furniture. Great Landlords that does a lot for his tenants.

Jodi 081 315 4274, Mike 082 881 4711



OFF CITY CENTRE EX CAR SHOWROOM

Open plan 325 sq m showroom at R26,700 pm plus VAT. Vehicle access doors for brining in stock of all kinds into the premises. Would suit a range of businesses. Highly visible both from Zastron Street and East Burger Street which will your clients to the premises. Good street parking.

This is a high volume passing trade premise.

Jodi 081 315 4274 or Mike 082 881 4711



REALLY URGENT SALE – AT BELOW COST – GUEST HOUSE

Old traditional guest house recently purchased and now urgently needs to resell. Will accept offers below what was paid. Consists of two separate premises. Can be used for different purposes and would suit attorney firm for company offices – being within 15 minutes' walk of both the Deeds Office and Appeal Court. Can still be used as guest house premises if desired. All offers considered.

Thabo 063 058 9210



WESTDENE TO LET R24,500 PLUS VAT

Open occupation of these modern spacious office suite with more than adequate parking. Multi entrance building within easy walking distance of government offices and courts. Complete with external achieves in yard. Well positioned as lawyer's offices and close to Surveyor General and SARS.

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HARVEY HIGH VOLUME CORNER SHOP FOR SALE

High visibility, high pedestrian traffic, corner site trading store premises. Ex national tenant premises. Strong relatively new building with open plan major shopping area on ground floor and extensive storage and offices on first floor. This could be converted to upstairs trading area. Full security with steel window shutter. Would also suit African restaurant.

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13 BEDROOMED GUEST HOUSE FOR SALE

Well priced guest house with office potential. Lots of on site parking. Easy find well known site. Extra-large rooms each en-suite. Complete guest house with bookings, furniture and fittings. Spacious communal property for conference facilities. Ideal location.

Owner retiring and a serious seller. Talk to Jodi today

Call Jodi 081 315 4274 or Mike 082 881 4711

Platinum Global is looking for BODY CORPORATES to manage 40 plus units