



NORTHERN WESTDENE – GROUND FLOOR MODERN OFFICES R14,000 PLUS VAT
 Lovely set of offices with great parking. Top quality ex financial services offices. High quality property for your business. Available immediately. 131 sq m open plan offices. Internal bathroom and kitchen. Professional offices for professional business. 1st Floor suite also available
 Contact Jodi 081 315 4274

WEAK DEMAND FOR COMMERCIAL PROPERTY? LANDLORD'S SOLUTION?

There is no doubt that the economy is weak, and this is having an effect on the demand for commercial properties of all types. Whether you own offices, factories or shops you need to have a strategy to combat this general lack of demand.

Drive around the streets of Bloemfontein and you will see the signs To Let and For Sale. What is the answer.

The decision to sell or let is yours. If you have a problem property sometimes the easiest solution is to sell if for what you can. With commercial properties the value is created by the amount of net rental that they can generate. If nobody wants to rent your property then it will, in reality, have little or no value. One must be realistic about the situation at the time that the decision has to be made. An example of this would be the current situation with factories in Hamilton, especially those along the boundary of the squatter camps. Few if any potential tenants or buyers want to take the security risk of the position, many of the buildings are quite old and few of them have modern amenities. What do you think the likelihood of selling them or letting them is, especially if you consider the volume of available stock in better areas? Holding on to the property may just cause you expense and the same decision must be made some time in the future. Rather take the pain now.

The same applies in the rental market – get your rental competitive, make your property as attractive as possible, ensure that it is secure while it is empty, do the basic cleaning and fixing up while you are waiting for a tenant – watch your competitors rentals like a hawk and ensure that your rental is the best value for money. There is still a demand, but potential tenants are aware of the market and are looking for the best value for money leases. Having your property stand empty for months rather than taking a lower rental can take years to recover from.

The Commercial Landlord

Newsletter for
 Commercial &
 Industrial Landlords



Jan 2019

New Estate Agents Act by the End of the Year. It Could Affect You!

Are you aware of the new Property Practitioners Bill that is likely to come into force during 2019? If not, you really should read up about it. The bill is redefining who is and who is not an estate agent and will encompass a whole new group of people as Estate Agents. ANYONE doing estate agency services will be classified as Estate Agents and attorneys will not be able to transfer property unless they are in possession of the company and agent EAAB (in a new guise) certificates. This will mean that even Bond Originators will be classified as estate agents (for some reason). Anyone running Sectional Title Body Corporates will also have to apply.

Talk Shop

by Platinum Global

Got Places for Sale or To Let?

If we don't know about what you have for sale or to let, we cannot help you. No promises, as we don't have the clients for every property, but where we do, we have been successful in letting a number of offices and shops in the past couple of months.

We currently have buyers for empty and low occupation shopping centres, centre city office blocks for renovation and/or conversion to residential blocks. We also have buyers for blocks of flats and have been successful in getting offers on at least four blocks in the past six months. Buildings close to town are especially welcome but blocks in all areas will be considered. On the letting side the demand is definitely less than it has been but there is still a good market there. Landlords need to be a little negotiable on the conditions of the lease and offering a six month initial lease before getting into the lease property allows the potential tenants time to get their business up and running. What is not liked by tenants is the new trend of adding extras – rates and the like.
mike@platinumglobal.co.za

HILL TOP TOWNHOUSE SITE

Can't find the views that you demand for your new townhouse. Cannot find a townhouse that meets your requirements. Looking for a complex that offers all the bells and whistles? Not worried about the cost, just want what you want.

We may have the solution for you. A 64 townhouses site on top of a hill. No nearby neighbours. Fully north facing with stunning views. Northern suburbs but not in an estate – it has its own green belt surroundings. Views to die for – probably 40 km plus on a clear day. Just a superb site which will allow for the development of 64 individual units.

We are looking to see if there is enough demand for units of this type. Price will be in the region of R20,000 sq m and units will have a variety of sizes from 100 to 250 sq m units. We are looking at individual internal design. We are thinking on site laundry, double garages, storeroom, full high-speed data lines – the full services. Your choice of colour scheme interiors.

Let Mike know if you would be interested. If we get 64 buyers together, they can be their own developer.

Call Mike Spencer 082 881 4711 or email mike@platinumglobal.co.za

WE DO VALUATIONS

Mike Spencer is a Professional Associated Valuer from around 1980 and undertakes a wide range of valuations though not farms. Valuations are sometimes required in the case of divorce, estates, transfer of property into trusts and the like. Mike is available to do valuations just about anywhere in the country at a reasonable rate plus travel costs when doing valuations out of town.

Valuations assist property owners to decide on the value of their ground and buildings and be very helpful when decisions need to be made. Valuations are sometimes a legal requirement. They can be used to assist in settlements when building value needs to be allocated to inheritors and for divorces but are useful to have in many circumstances.

The size and value of the property, its locations and the purpose of the valuation determine the cost of a valuation. Contact Mike at mike@platinumglobal.co.za if you have any enquiries.

WE WANT TO MANAGE YOUR PROPERTY

Are you developing a new sectional title complex or block of properties to let? Platinum Global would like to manage them, sell them, let them, do the body corporate management or home owners association for you. We have over 30 years' experience in managing properties of all shapes and sizes both residential and commercial. Our systems are easy to use, practical, effective, efficient and always up to date. Larger buildings are our speciality, we currently manage body corporates of 288 and 680 units and bulk letting schemes for national clients.

All bulk buildings are managed with detailed budgets, budgets to actual and easily read monthly reports. We are able to reduce landlords and owner's involvement in the day to day running of their buildings by handling routine and emergency actions on their behalf. Quotations are obtained for larger work such as repainting and upgrading.

Contact Mike Spencer
mike@platinumglobal.co.za telephone 082 881 4711



FOR SALE NEGOTIABLE PRICE FOR RENOVATION
 Upgraded original house plus new extensions. Needs renovation. Landlord is serious seller – make an offer. About 300 sq m building with plenty of street side parking. Can be let as three sets of offices.
 Contact Mike 081 315 4274



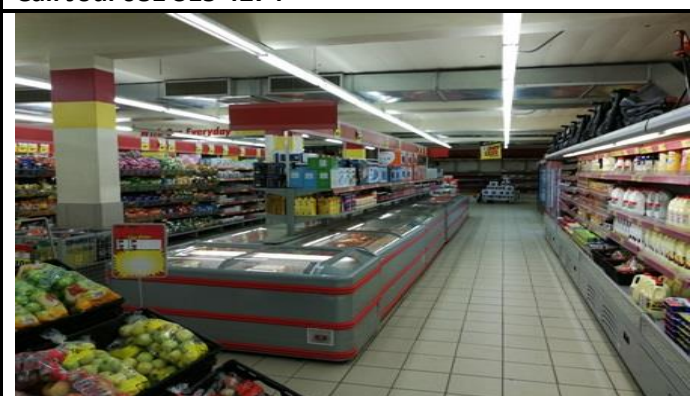
AFFORDABLE OFFICES R7,000 PM PLUS VAT
 80 sq. m. 4 offices – 2 bathrooms and kitchen – would suit small business. Secure parking. Prominent easy find position on main road. Available 1st Feb 2019
 Jodi 081 315 4274



EXCEPTIONAL SOLID BUILDING
 Two buildings 1 price for both. R5.5 million for two incredibly well-built commercial properties. Added bonus is a full sized 4 bedroomed family home. Very good value for money. Big garage parking. Ideal for small business workshop and showrooms.
 Call Jodi 081 315 4274



WESTDENE OFFICES SOMETHING VERY DIFFERENT
 Turn of the 19th century building with many original features. Currently fully let. Main building plus 3 annexures of more modern design. Shady garden parking under massive trees. Just a please to work in this property. Definitely one you want to own.
 Call Jodi 081 315 4274



BOTSHOBELLO – SUPERMARKET TO LET R30,000 PM
 Looking for a business opportunity in Botshobelo. Existing supermarket available from 1st March 2019. No competition nearby. 855 sq m with fridges and freezers and more. Great opportunity.
 Call Mike 082 881 4711



4 SALE OR 2 RENT HARVEY ROAD SHOP
 850 Sq m ground and first floor shop in corner position. Available 1st February 2019. Private sale/letting by serious seller. Very spacious premises – can be subdivided if necessary. Great opportunity at R8.5 m neg.
 Call Jodi 081 315 4274