



## **VACANCY SCHEDULE**

**APRIL 2011**

## VACANCY TERMS & CONDITIONS

- No verbal introductions or letters of introduction will be recognised. Only a submitted Offer to Lease will constitute effective cause
- All amounts quoted exclude VAT
- No agent boards to be erected at properties other than prior consent by agreement
- Whereas every effort has been made to ensure that the contents of the vacancy schedule are correct, Swish Property Group and its clients to not accept any responsibility or liability whatsoever for incorrect information which may appear herein. The contents hereof are subject to change without prior notice

## Payment of Commission

- Commission is payable on gross rental only and after the following conditions have been met:
  - Lease and other documentation signed by all parties
  - Deposits, bank guarantees, stamp duty, lease fees and 1<sup>st</sup> month's rental paid
  - All lease suspensive conditions have been fulfilled
- Commission is calculated along the following guidelines unless otherwise stated:
  - 5% on the first 2 years rental
  - 2.5% on the next 3 years rental
  - 1.5% on the next 3 years rental
  - 1% on the balance
- Commission is not payable on renewals, additional space leased by the Lessee or any sale by the Lessor to the Lessee

## General Contact Details

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## BRIGHTON SQUARE

Major Type	Retail
Street Address	Brighton Road
Suburb	Kraaifontein
Province	Western Cape
Total Gross Lettable Area	5,562.80m <sup>2</sup>
<p><b>Description:</b></p> <p>The centre, formerly Arcadia Centre is within 2 kilometres from the N1 – Brighton Road off ramp, travelling towards Durbanville on Brighton Road. Our anchor tenants includes:</p> <ul style="list-style-type: none"> <li>• Super Spar &amp; TOPS</li> <li>• PEP</li> <li>• Vee's Video</li> </ul>	



CURRENT OCCUPANT	RENTABLE AREA (m <sup>2</sup> )	GROSS RENTAL	RATE PER m <sup>2</sup>	OCCUPATION DATE
Vacant	64 m <sup>2</sup>	R5,760.00	R 90.00 p/m <sup>2</sup>	Immediately
Tenanted	85m <sup>2</sup>	R7,650.00	R 90.00 p/m <sup>2</sup>	Within 1 month notice
Tenanted	87m <sup>2</sup>	R7,830.00	R 90.00 p/m <sup>2</sup>	Within 1 month notice
Tenanted	178m <sup>2</sup>	R16,020.00	R 90.00 p/m <sup>2</sup>	Within 1 month notice
Tenanted	329 m <sup>2</sup>	R29,610.00	R 90.00 p/m <sup>2</sup>	Within 1 month notice