

THE BOSK

PRIME RETAIL AND OFFICE SPACES



newinbosch
NEIGHBOURHOOD ESTATE



RETAIL AND OFFICE COMMUNITY HUB

The retail and office spaces at The Bosk in Newinbosch are set to become the vibrant hub and cornerstone of the Newinbosch community and surrounding neighborhoods.

7 RETAIL SPACES OF VARYING SIZES

FLEXIBILITY IN RETAIL SPACE CONFIGURATION

combining adjacent units to create larger spaces

ADDITIONAL OUTDOOR PATIO SPACE

to rent suitable for restaurants and various other uses

2 OFFICE SPACES

with outdoor areas

COMPLETION Q1 2025

CONVENIENTLY SITUATED

3km outside of Stellenbosch

SERVES THE NEWINBOSCH COMMUNITY

comprising 1,330 homes, schools with 1,500 learners, a large church, and the Newinbosch Square Shopping Center

POSITIONED AT THE NORTHERN GATEWAY TO STELLENBOSCH

attracting substantial daily traffic from surrounding towns and estates like Welgevonden, Nooitgedacht, Redwood, Mt. Simon and Devonbosch via the R304

SPECTACULAR VIEWS

of Simonsberg Mountains

ENHANCED SECURITY

ensuring a safe environment for tenants and visitors

ALLOCATED PARKING PER UNIT

AMPLE ADDITIONAL PARKING

provided for visitors

HIGH-SPEED INTERNET

LOAD SHEDDING PROTECTION





EXPLORE THE BOSK

The Bosk offers an unparalleled opportunity for local businesses to thrive and connect with their community.

1	RETAIL 1	59.4m ²	6	RETAIL 6	60.3m ²
2	RETAIL 2	59.2m ²	7	RETAIL 7	61.5m ²
3	RETAIL 3	59.2m ²	8	OFFICE 1	104.5m ²
4	RETAIL 4	59.0m ²	9	OFFICE 2	66.2m ²
5	RETAIL 5	56.7m ²	10	SHARED ENTERTAINMENT SPACE WITH LARGE TERRACE	



RETAIL OFFERING

- Ground floor retail units.
- Units can be interconnected for larger retail spaces.
- Patio areas available for rent at additional cost.
- Ideal for artisanal businesses like coffee shops, barbers, hairdressers, beauty salons and bakeries.

RETAIL 1

R 1,950,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces

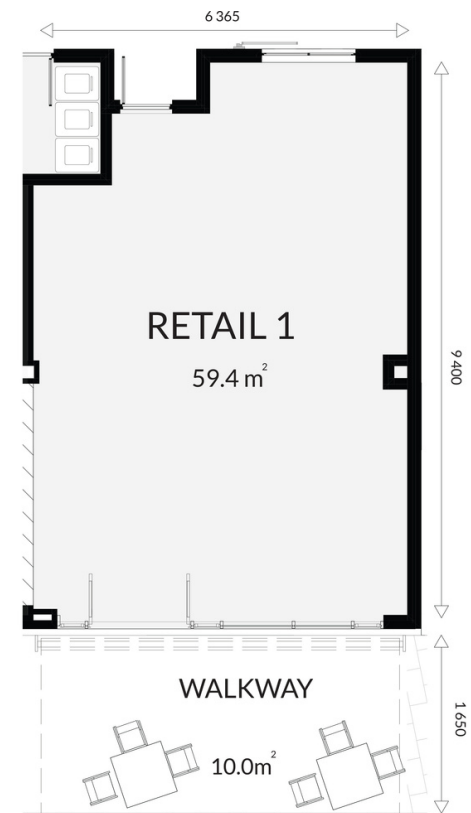
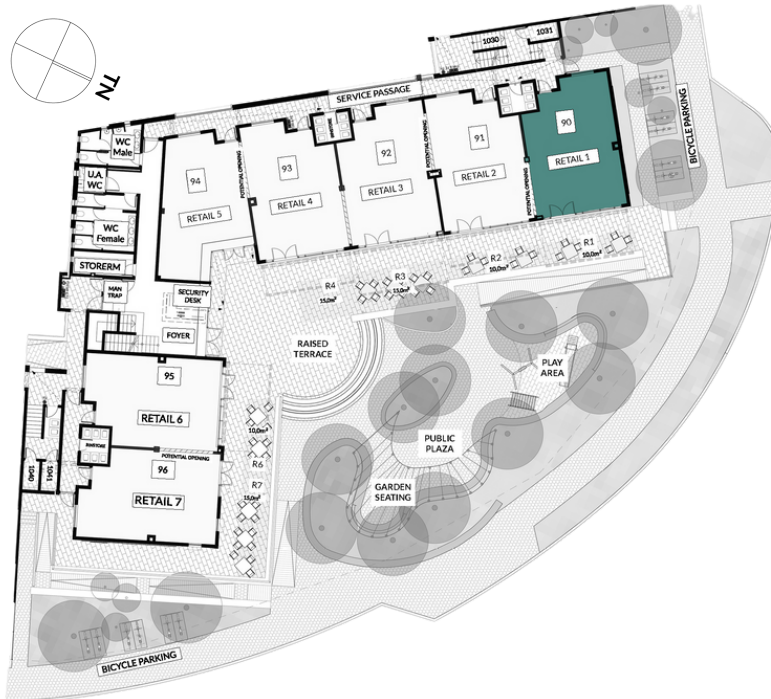

59.4m²
SIZE




10.0m²
RENTABLE
PATIO SIZE




2



UNIT 90 GROUND FLOOR

RETAIL 2

R 1,950,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces

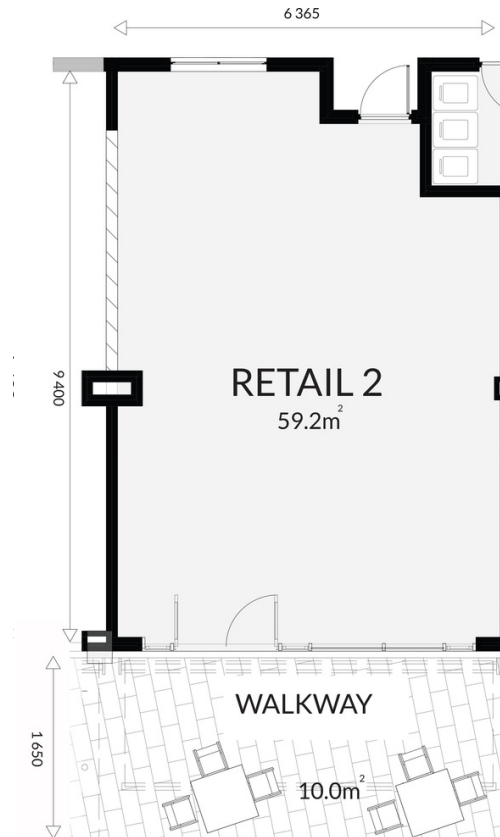

59.2m²
SIZE




10.0m²
RENTABLE
PATIO SIZE




2



UNIT 91 GROUND FLOOR

RETAIL 3

R 1,950,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces

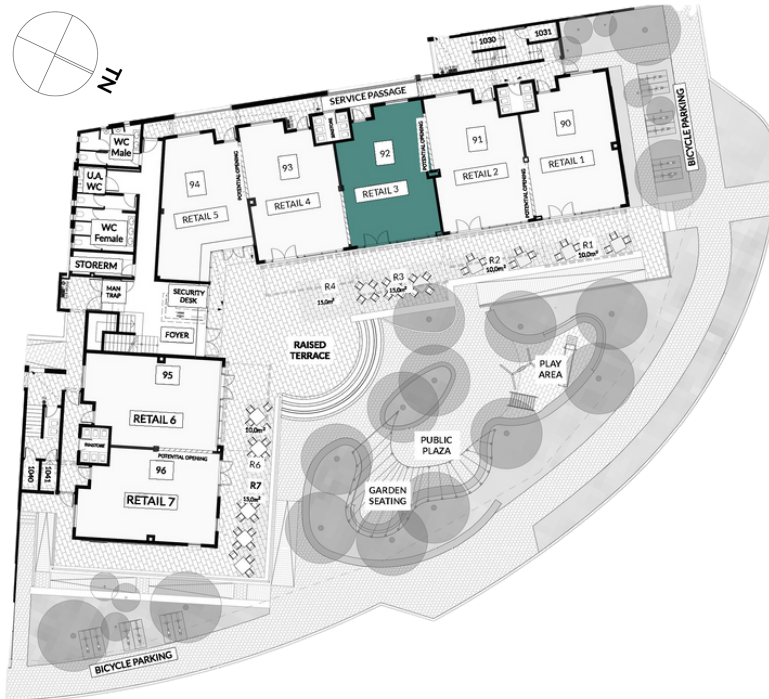

59.2m²
SIZE




15.0m²
RENTABLE
PATIO SIZE




3



UNIT 92 GROUND FLOOR

RETAIL 4

R 1,950,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces

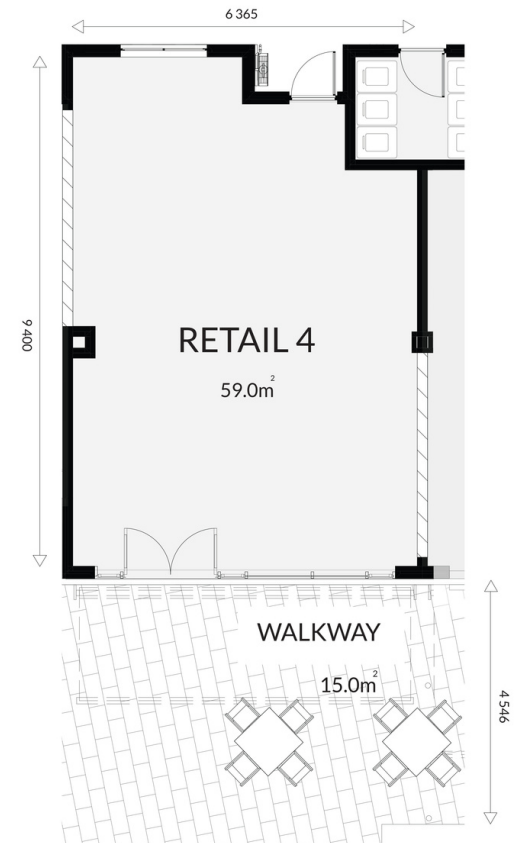
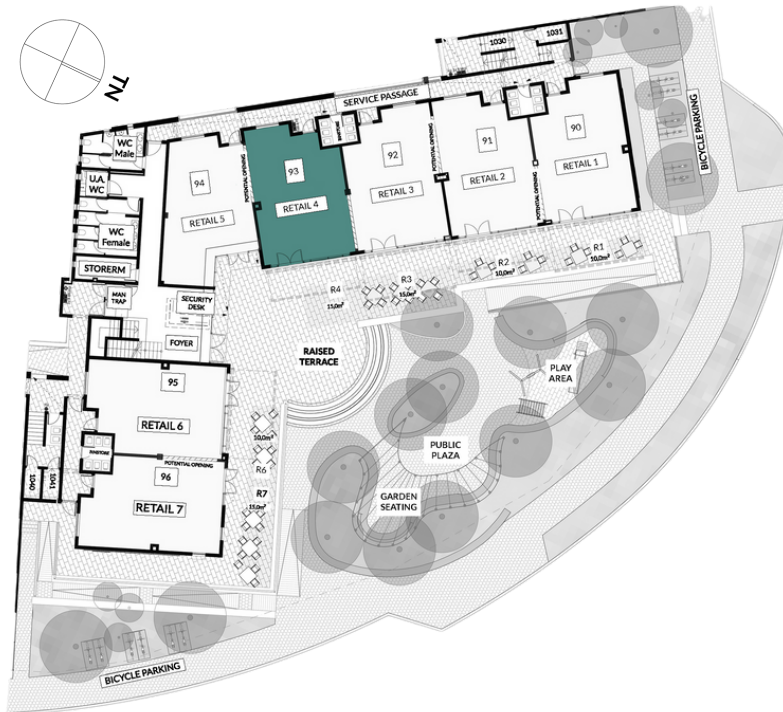

59.0m²
SIZE




15.0m²
RENTABLE
PATIO SIZE




3



UNIT 93 GROUND FLOOR

RETAIL 5

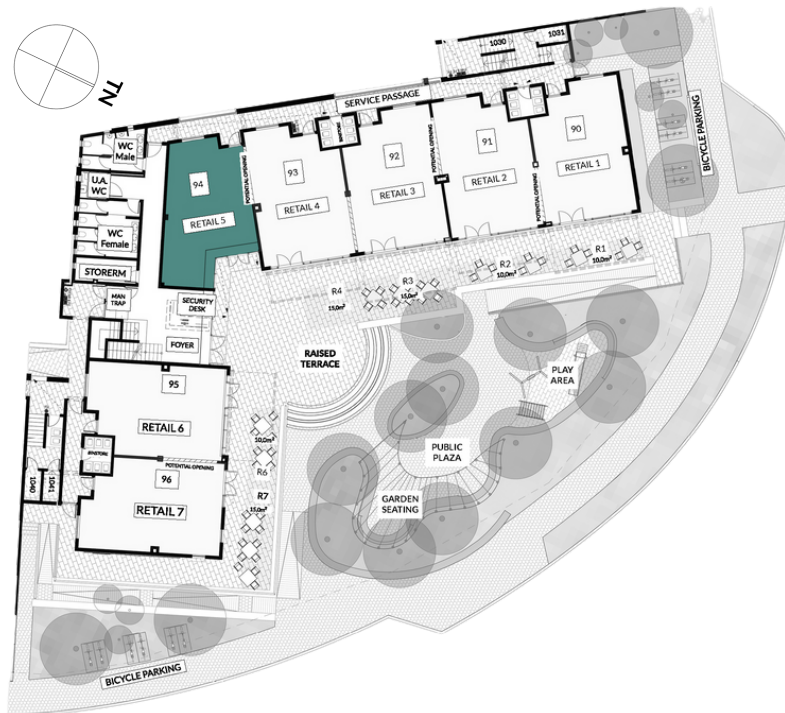
R 1,850,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces


56.7m²
SIZE




2



UNIT 94 GROUND FLOOR

RETAIL 6

R 1,950,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces

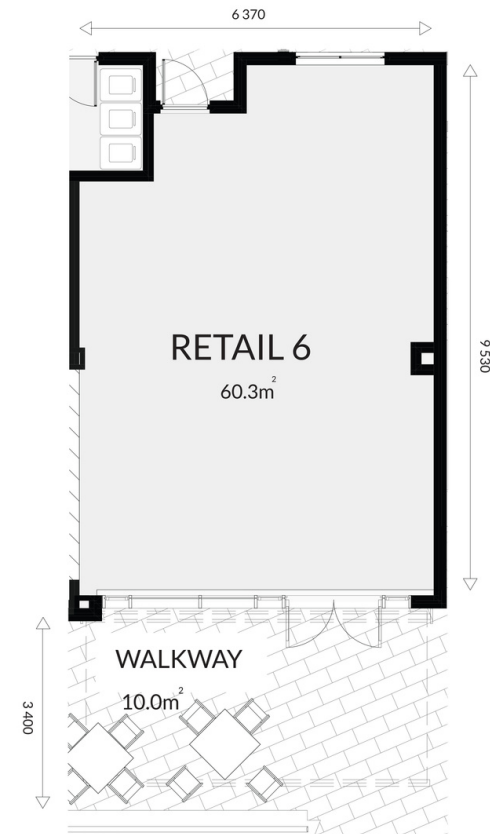
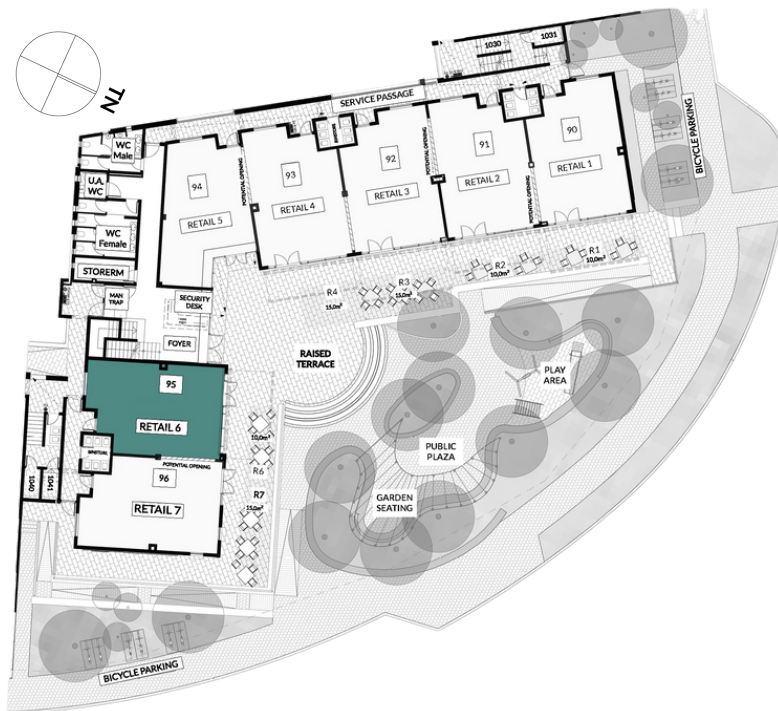

60.3m²
SIZE




10.0m²
RENTABLE
PATIO SIZE




3



UNIT 95 GROUND FLOOR

RETAIL 7

R 1,950,000 (incl. VAT)

Adjacent retail units can be combined for larger spaces

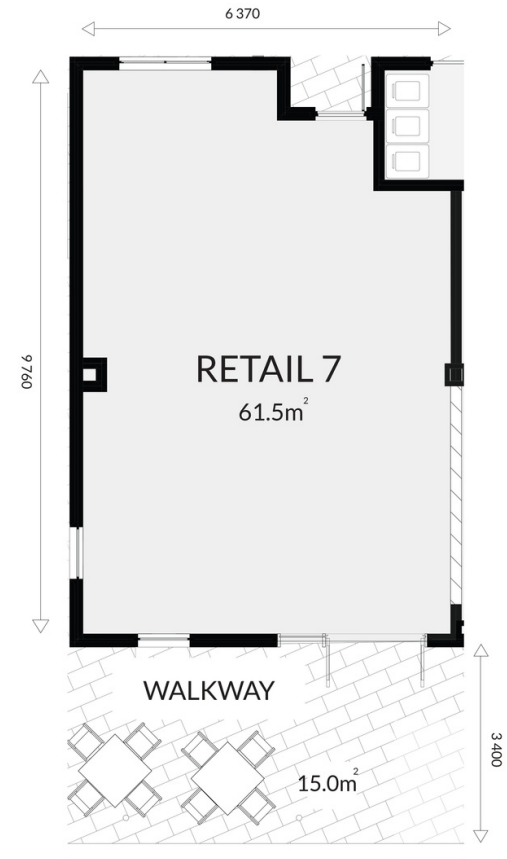

61.5m²
SIZE



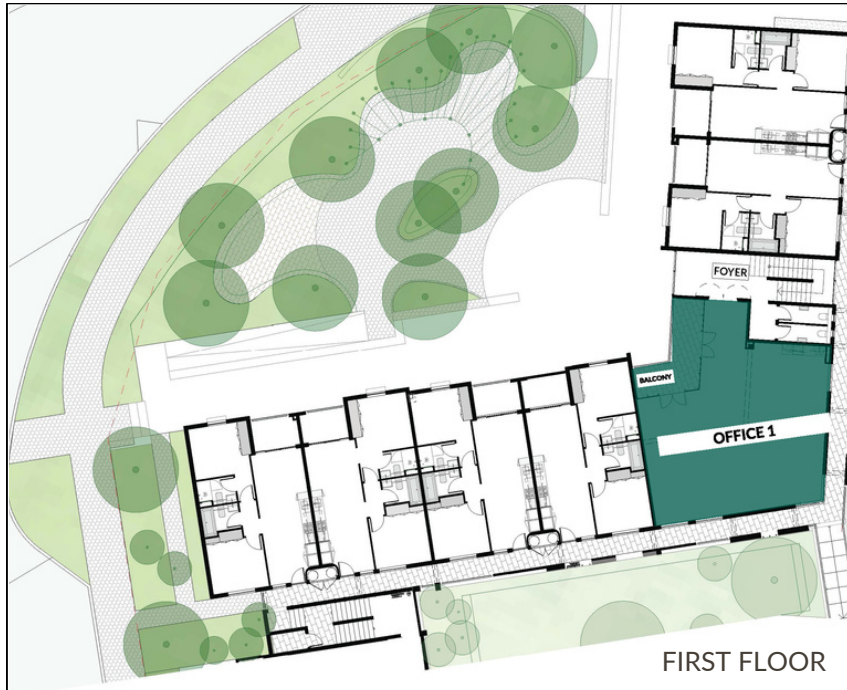

15.0m²
RENTABLE
PATIO SIZE




3

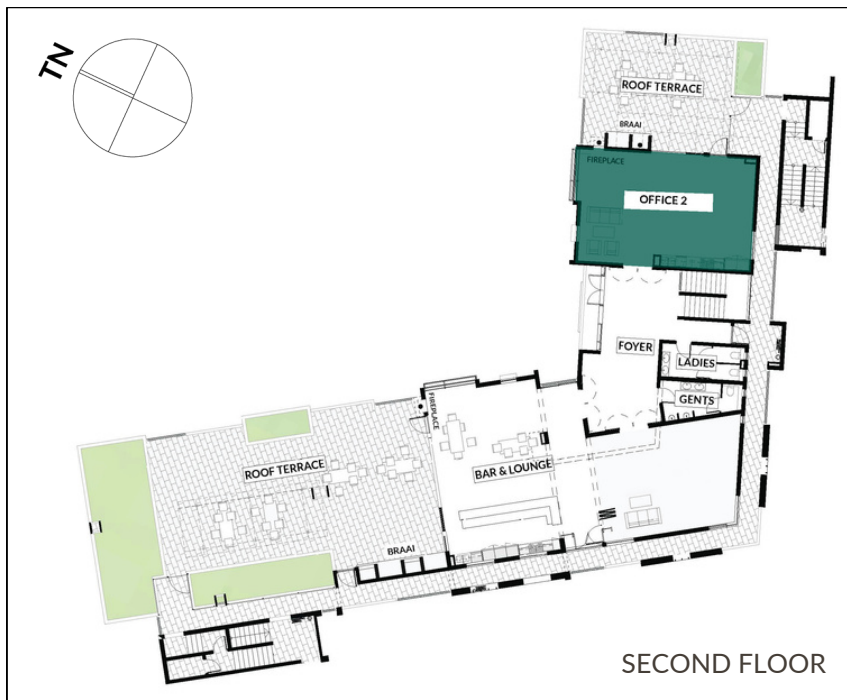


UNIT 96 GROUND FLOOR



OFFICE OPTIONS

- Office 1, situated on the first floor at The Bosk, offers a 104m² workspace complemented by a 14m² balcony. This space is well-suited for operators interested in establishing a co-working or shared office setup, as well as larger companies looking for a spacious office environment.
- Office 2, situated on the second floor, boasts breathtaking views of the Simonsberg Mountains. This 66m² space features an additional generous 57m² private terrace, ideal for finding inspiration and fostering innovation amidst the picturesque scenery.



OFFICE 1

R 2,250,000 (incl. VAT)

FIRST FLOOR

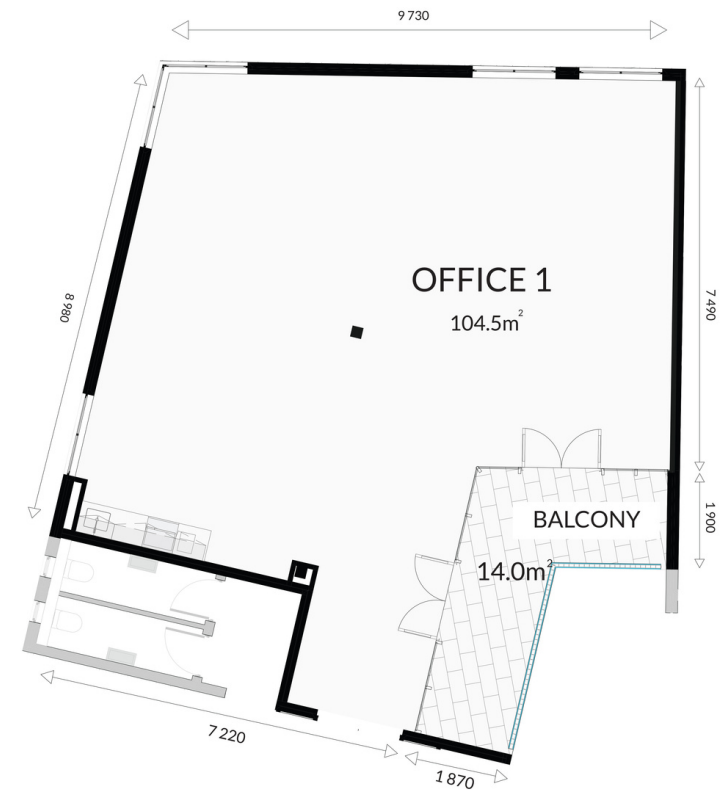

104.5m²
SIZE




14.0m²
BALCONY SIZE




5



UNIT 101 FIRST FLOOR

OFFICE 2

R 2,500,000 (incl. VAT)

SECOND FLOOR

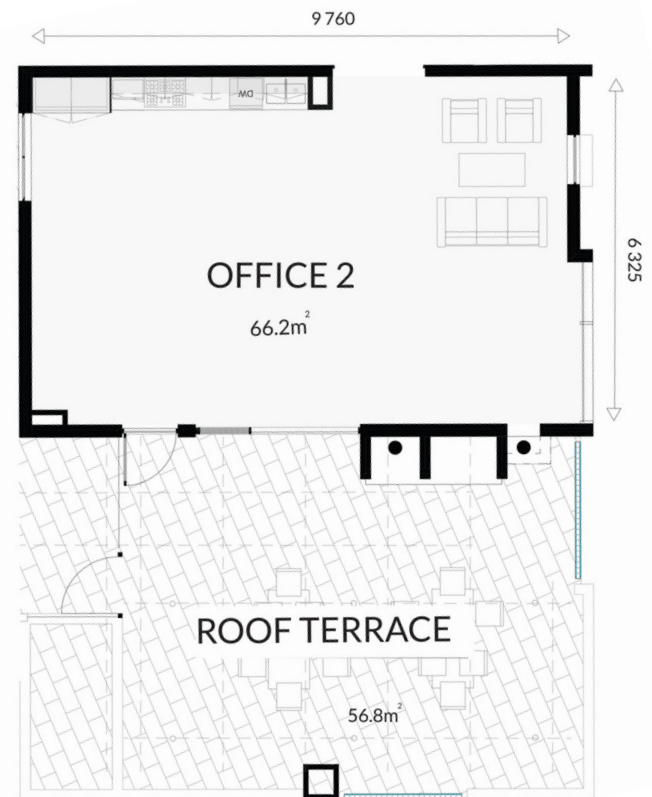
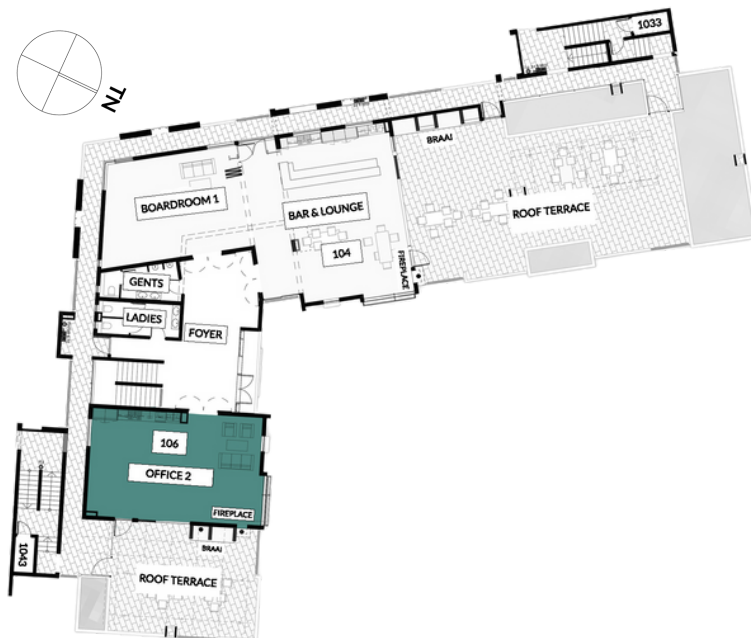

66.2m²
SIZE




56.8m²
ROOF TERRACE
SIZE




5



UNIT 106 SECOND FLOOR

PROJECTED YIELD

Section	Floor	Description	Unit Size (m2)	Terrace (m2)	Sales Price	Sales Price/m2	Sales Price (ex VAT)	Estimated Rent/m2 (ex VAT)	Estimated Rental Income (ex VAT)	Gross Yield	Estimated Operating Expenses (ex VAT)	Net Yield	Available Outdoor Space to Rent (m2)	Estimated Rent/m2 (ex VAT)	Total Estimated Rent (ex VAT)
90	Ground	RETAIL 1	59.4	0	1,950,000	32,828	1,695,652	280	199,584	11.8%	(59,875)	8.2%	10	75	750
91	Ground	RETAIL 2	59.2	0	1,950,000	32,939	1,695,652	280	198,912	11.7%	(59,674)	8.2%	10	75	750
92	Ground	RETAIL 3	59.2	0	1,950,000	32,939	1,695,652	280	198,912	11.7%	(59,674)	8.2%	15	75	1,125
93	Ground	RETAIL 4	59	0	1,950,000	33,051	1,695,652	280	198,240	11.7%	(59,472)	8.2%	15	75	1,125
94	Ground	RETAIL 5	56.7	0	1,850,000	32,628	1,608,696	280	190,512	11.8%	(57,154)	8.3%	0	75	0
95	Ground	RETAIL 6	60.3	0	1,950,000	32,338	1,695,652	280	202,608	11.9%	(60,782)	8.4%	10	75	750
96	Ground	RETAIL 7	61.5	0	1,950,000	31,707	1,695,652	280	206,640	12.2%	(61,992)	8.5%	15	75	1,125
101	First	OFFICE 1	104.5	14	2,250,000	21,531	1,956,522	200	250,800	12.8%	(75,240)	9.0%	0	75	0
106	Second	OFFICE 2	66.2	57	2,500,000	37,764	2,173,913	250	198,600	9.1%	(59,580)	6.4%	0	75	0

- Levies at R30 per m2 of commercial space
- Monthly rates and taxes approximately R85 per R100,000 of the property value
- Transfer fees included
- No transfer duty

THE FORECASTS SHOWN ARE DERIVED FROM MARKET OPINIONS SOURCED FROM PROPERTY 24. IT'S IMPORTANT TO NOTE THAT NEITHER THE SELLER NOR THE AGENT PROVIDES A WARRANTY OR GUARANTEE REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION AVAILABLE CONCERNING THESE FORECASTS.



Contact us for more information or to arrange a viewing.

Monday – Friday: 10h00 – 18h00 • Saturday: 10h00 – 13h00 • Sunday: 14h00 – 17h00

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DISCOVER MORE

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