



VERGELEGEN PLEIN
SHOPPING CENTRE

EXPANDING YOUR **SHOPPING EXPERIENCE**

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ABOUT SOMERSET WEST AREA

Located in the Western Cape of South Africa, Somerset West is a picturesque town nestled within the City of Cape Town metropolitan municipality. Originally established in 1822 on the historic Vergelegen farm, Somerset West offers a unique blend of history, natural beauty, and modern living. Situated approximately 45 kilometers east of Cape Town and 20 kilometers south of Stellenbosch, Somerset West enjoys a prime location along the N2 highway.

Spanning over 61.37 square kilometers, Somerset West comprises more than 65 suburbs. The area encompasses a diverse range of neighbourhoods, extending from Firgrove to the west and Sir Lowry's Pass Village to the east. The region has witnessed significant development, with gated estates such as Fernwood Estate, Fairhaven Country Estate, Mzuri Estate, Meerhof Estate, Somerset Country Estate, Somerset Lakes (which hosts three different Estates), transforming the landscape.

In addition to its residential appeal, Somerset West serves as a bustling retail hub for the Helderberg region and neighbouring towns like Grabouw, Botrivier, and Stellenbosch. Visitors can explore a variety of tourist attractions, including the Hottentots-Holland mountains, the Cape Winelands, and the nearby beaches of Strand and Gordon's Bay.





Transportation is convenient, with access to national and regional routes. The N2 highway provides a direct connection to Cape Town International Airport, Cape Town, Grabouw, and George. The R44 route links Somerset West to Stellenbosch in the north and extends to Strand, Gordon's Bay, and Kleinmond in the south-east. The R102 connects Somerset West to Kuilsrivier in the north-west, passing through Firgrove, Croydon, and Eersterivier, and further connects to Bellville and Cape Town.

nodes, including Mzuri Estate and Somerset Lakes, among others. Additionally, it attracts commuters traveling to and from work.

Moolman Group, in partnership with ColKru/Collins Property Projects, is proud to announce an exciting revamp and expansion of Vergelegen Plein. The center will undergo a well-deserved facelift and an additional ±12,000m² will be added, bringing the total Gross Lettable Area (GLA) to approximately 18,000m². This expansion is already underway.

Woolworths, Checkers, and Clicks serve as anchor tenants, who will all increase in their respective sizes. Checkers will introduce their new Fresh X spec. The tenant mix will be further enriched with complementary fashion options, a variety of exciting food offerings, upmarket architecture, free on-grade parking, and many other enticing features. New tenants that have signed up so far include Mr Price Home, Old Khaki, Rain and Queenspark.

Fast Facts

-  Residential hub
-  High level of disposable income
-  Good visibility, intersection, and access
-  Demand from both sides of the N2 [higher and lower income]

m² SIZE

Current size	6000m²
Size of expansion	±12 000m²
New size (Excluding Builders Express)	16 039m²
Checkers current size	3639m²
Checkers size upon completion	4319m²
Clicks current size	545m²
Clicks size upon completion	810m²
Woolworths current size	710m²
Woolworths size upon completion	1 805m²

STORES

Number of stores	12
Additional stores	31
Future number of stores	43

PARKING

Current parking bays	360
Future number of parking bays	765
Additional parking bays	400

Catchment Population 2020	AB	CD	EF	TOTAL
Primary	7440	20 084	10 446	37 970
Secondary	7295	52 751	24 928	84 976
Total	14737	72 835	35 374	122 946
Life Plane Split	12%	59%	29%	100%

VP

LOCATION: C/O SIR LOWRY'S
PASS AND BIZWENI ROAD,
SOMERSET WEST

ANCHOR TENANTS

Checkers



CLICKS

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ABOUT VERGELEGEN PLEIN

With a single-level layout, free parking, and a diverse mix of convenience shops and services, Vergelegen Plein has become the go-to destination for those seeking a safe and comfortable shopping experience – located just minutes away from the bustling Somerset West CBD and within close proximity to the Helderberg's expansive new residential developments. Vergelegen Plein currently offers approximately 6,000m² of everyday shopping offerings, tailored to cater to the tastes of its neighbourhood clientele.

Benefiting from its prime location along Sir Lowry's Pass, a major thoroughfare parallel to the N2 highway, the center enjoys excellent access and visibility. It serves the middle to higher LSM customers in the immediate and developing residential

Macro

LOCATION

DISTANCES:

1. Cape Town	49.4km
2. Stellenbosch	23.4km
3. Grabouw	22.8km
4. Strand	6.2km
5. Gordon's Bay	7km

5KM RADIUS

10KM RADIUS



Micro

LOCATION

RESIDENTIAL ESTATES:

- | | |
|---|-------|
| 1. Fernwood Estate | 250m |
| 2. Fairhaven Country Estate | 450m |
| 3. Mzuri Estate [240 units, consisting of 68 houses, 32 townhouses, 135 apartments and over 6 buildings] | 500m |
| 4. Meerhof Estate | 500m |
| 5. Hageland Estate | 1.1km |
| 6. Somerset Country Estate | 1.2km |
| 7. Schapenberg Estate | 1.6km |
| 8. Somerset Lakes [3 different estates, totalling 400 residential units over a variety of house types, new phases in development] | 1.7km |
| 9. Boskloof Eco Estate | 2.2km |

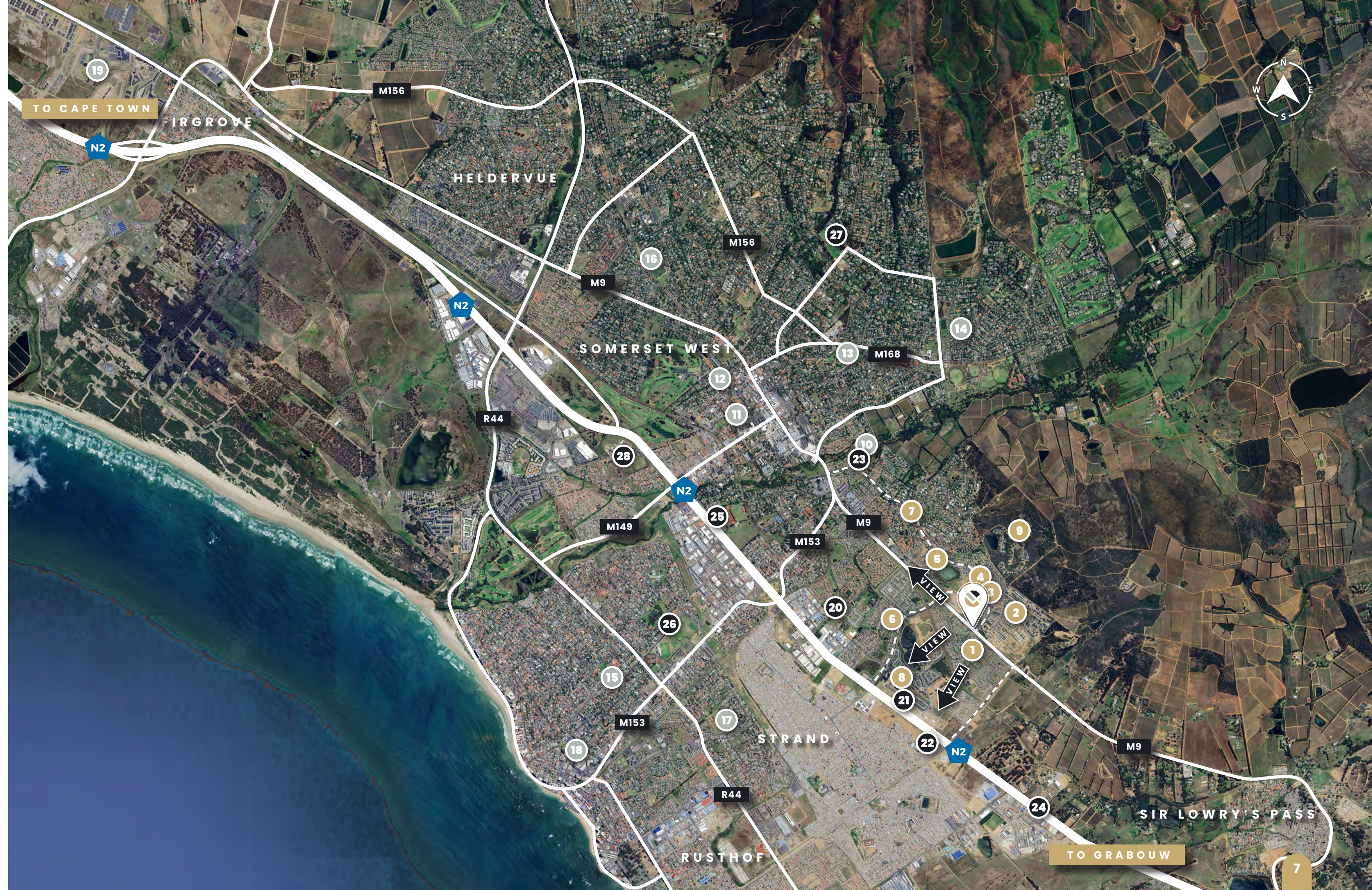
SCHOOLS:

PRIMARY SCHOOLS:

- | | |
|---------------------------------------|--------|
| 10. Bizweni Primary School | 2.5km |
| 11. Somerset West Primary School | 3.7km |
| 12. Somerset West Private School | 4km |
| 13. Somerset House Preparatory School | 4.3km |
| 14. Beaumont Primary School | 5km |
| 15. Laerskool Locknerhof | 5.5km |
| 16. De Hoop Primary School | 5.5km |
| 17. Altena Primary School | 5.9km |
| 18. Laerskool Hendrik Louw | 6.1km |
| 19. Curro Somerset West Sitari Estate | 12.4km |

HIGH SCHOOLS:

- | | |
|--------------------------------------|-------|
| 20. Helderberg International School | 2.2km |
| 21. Generation Schools Somerset West | 2.2km |
| 22. Nomzano High School | 2.4km |
| 23. Oakfields College Somerset West | 2.5km |
| 24. Mondeor Eco School | 2.9km |
| 25. Hottentots Holland High School | 4.8km |
| 26. Hoërskool Strand | 5.2km |
| 27. Parel Vallei High School | 5.3km |
| 28. Gordon High School | 5.4km |



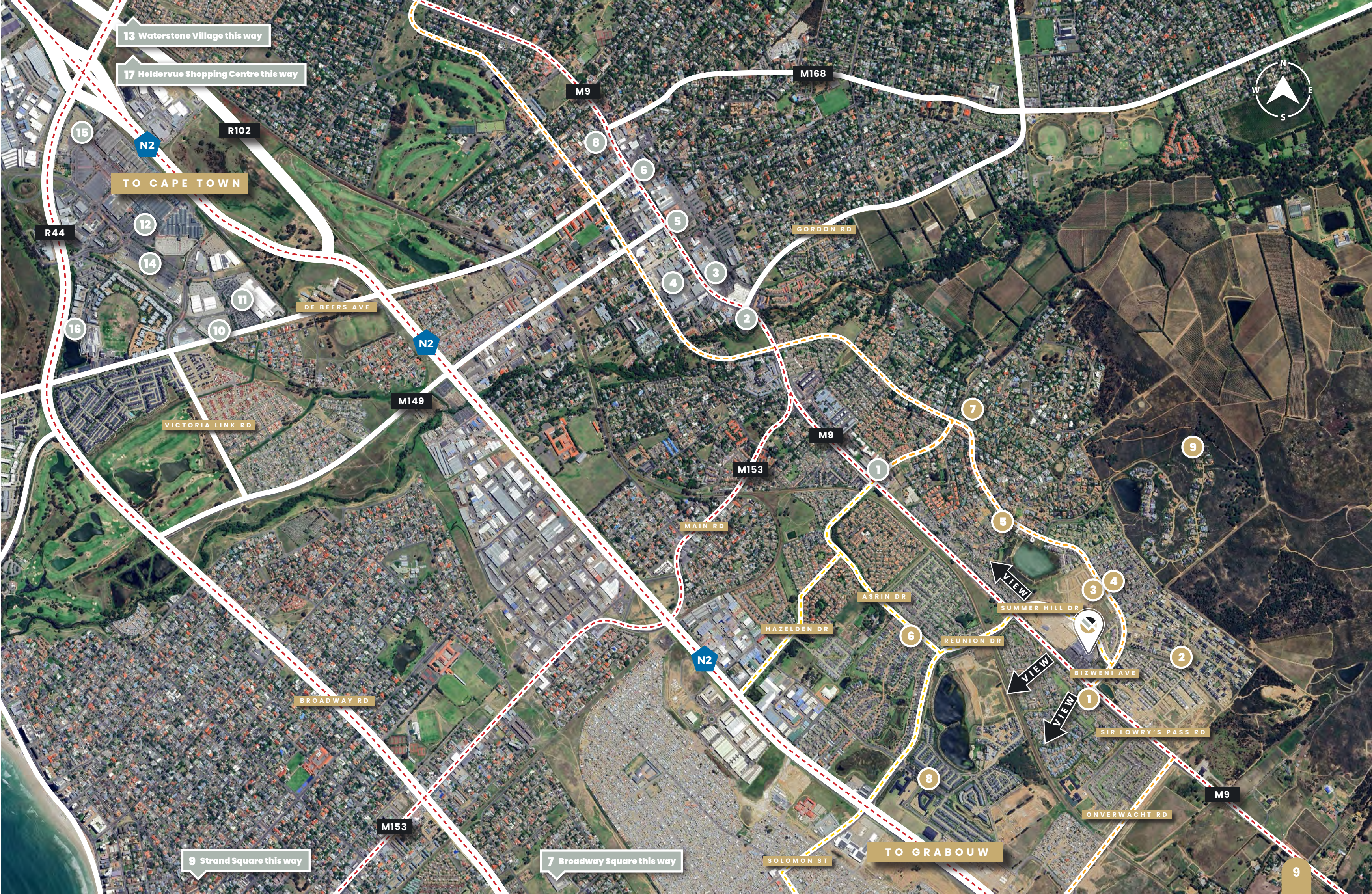
Micro

LOCATION

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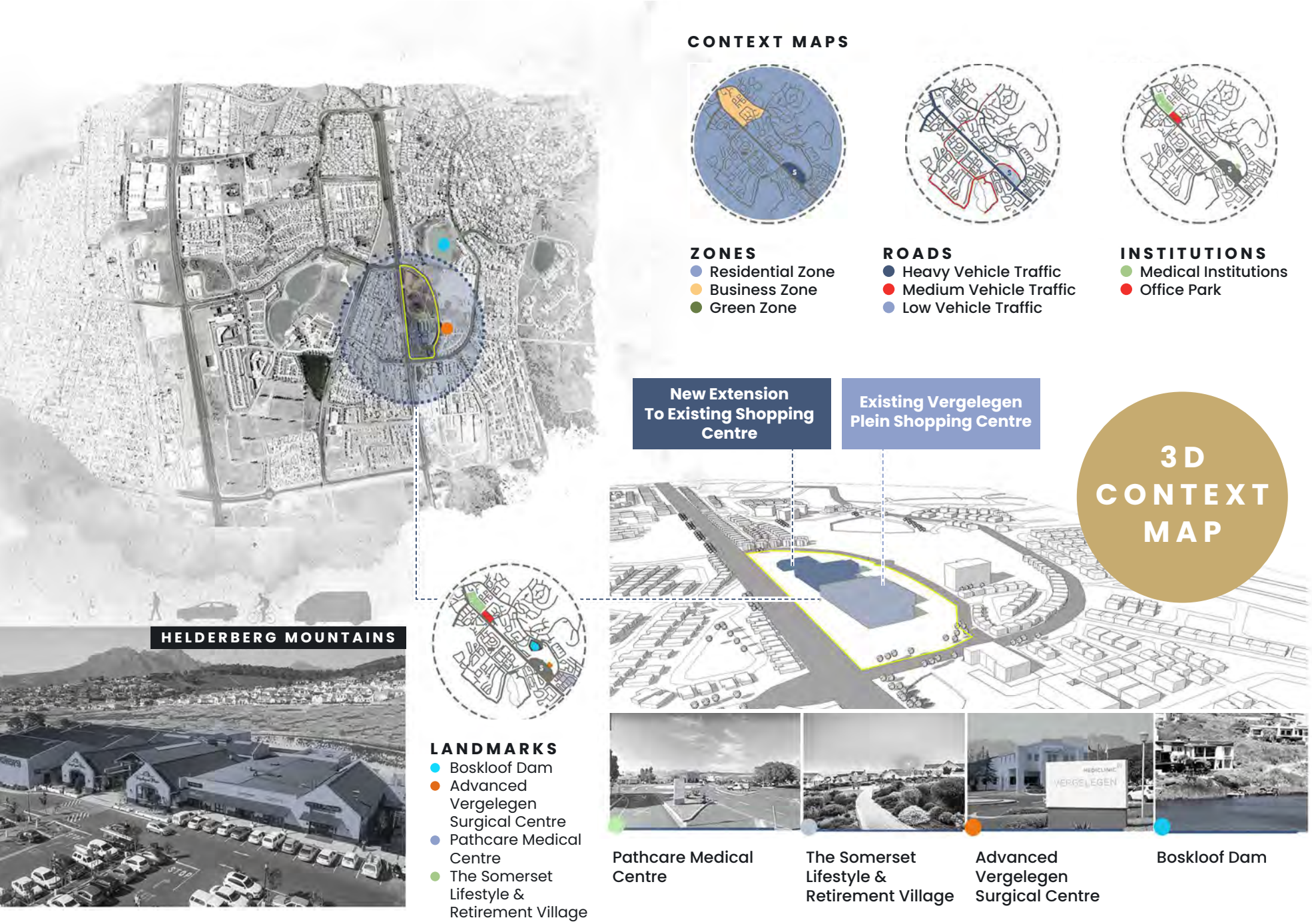
- RETAIL:**
- | | |
|-----------------------------------|-------|
| 1. Kwikspar Vergelegen | 1.6km |
| 2. Somerset Square | 3km |
| 3. Circle Centre | 3km |
| 4. Vineyard Shopping Centre | 3.1km |
| 5. The Avenues | 3.2km |
| 6. Lions Square | 3.6km |
| 7. Broadway Square | 3.9km |
| 8. Chelsey Village | 4km |
| 9. Strand Square | 6km |
| 10. Somerset West Décor Centre | 6.2km |
| 11. Helderberg Centre | 6.3km |
| 12. Somerset Mall | 6.9km |
| 13. Waterstone Village | 6.6km |
| 14. Somerset Value Centre | 6.7km |
| 15. Habitat Centre | 7.8km |
| 16. The Sanctuary Shopping Centre | 8.1km |
| 17. Heldervue Shopping Centre | 8.6km |

- LOW TRAFFIC ROUTE** - - - - -
- MEDIUM TRAFFIC ROUTE** - - - - -
- HIGH TRAFFIC ROUTE** - - - - -



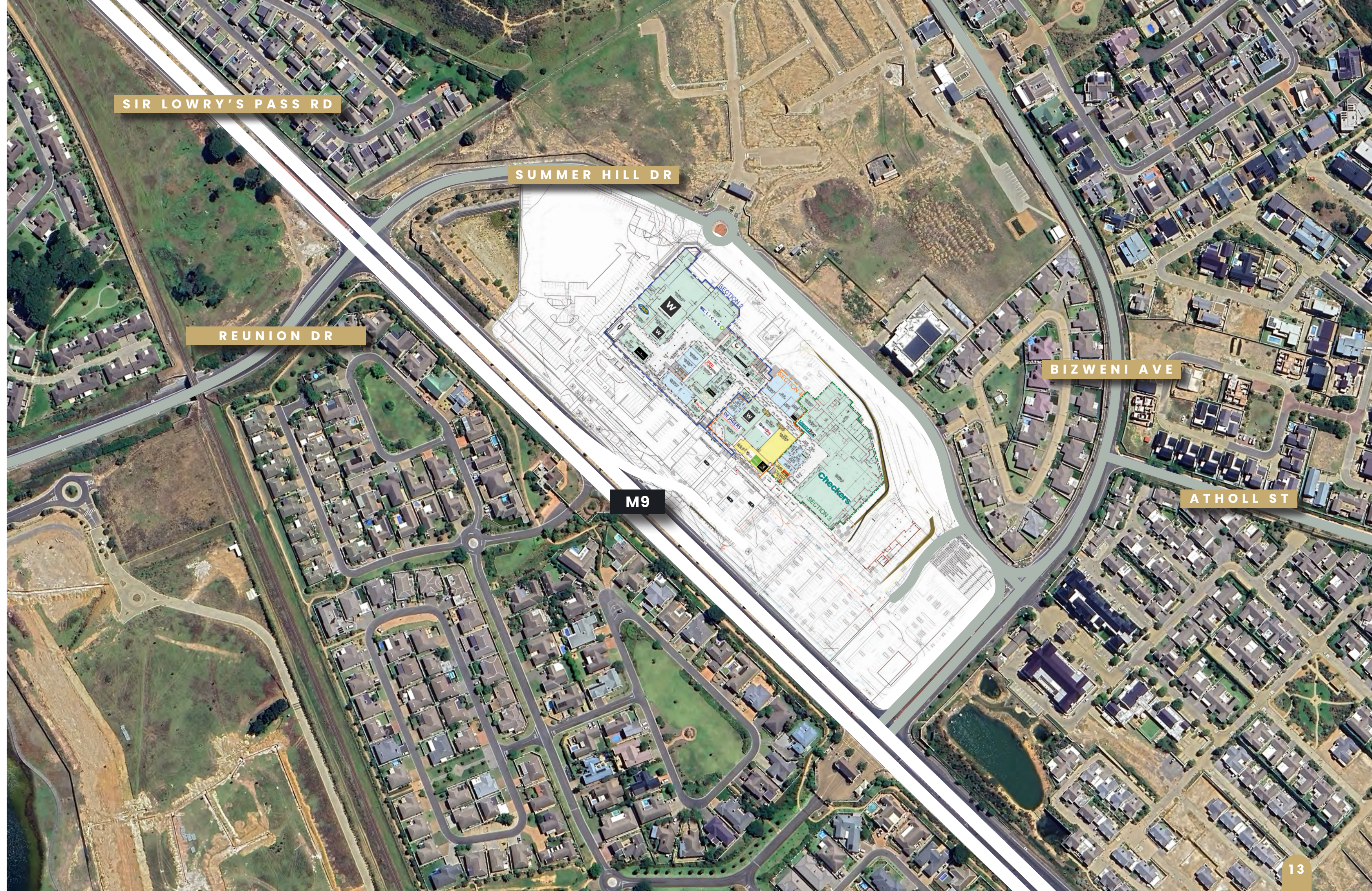
CONTEXTUAL MICRO ANALYSIS

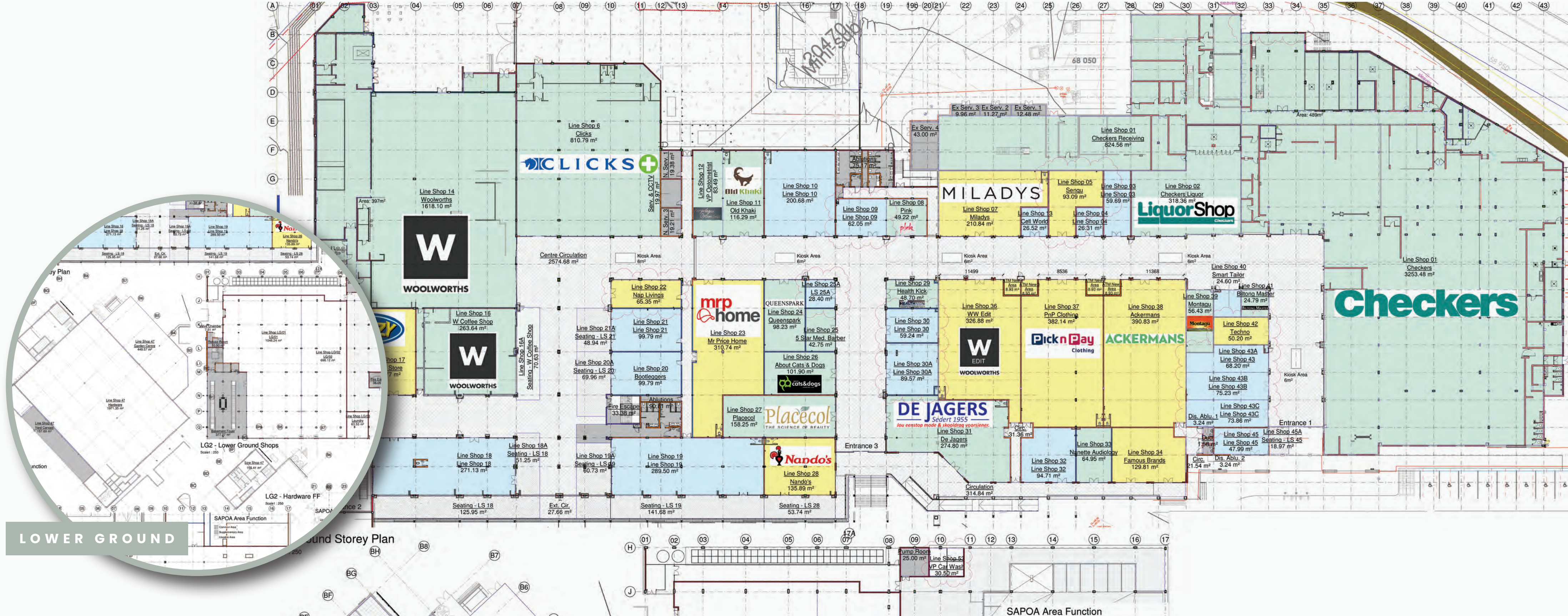
SITE ANALYSIS



Site

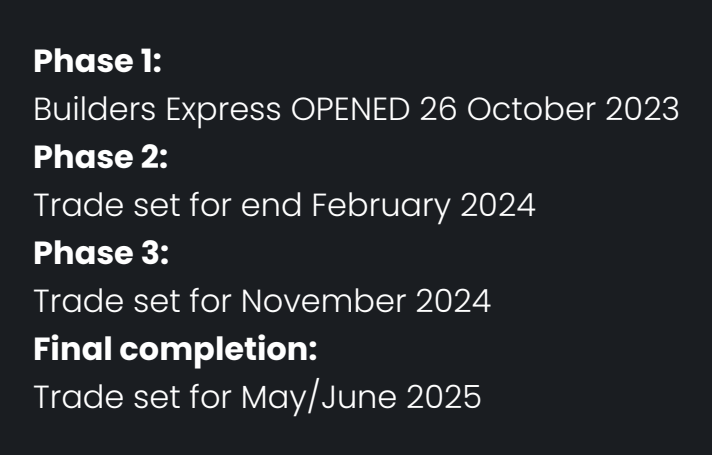
LOCATION &
ORIENTATION





Site Plan





- PHASE 2**
Woolworths, Clicks, Restaurant
& line shops (Section 2)
- BO Plant room = 15 Nov 2023
 - BO main shop = 15 Nov 2023
= trade 29 Feb 2024

- PHASE 3**
Checkers & line shops (Section 3)
- BO = 15 Jul 2024 = trade
15 Oct 2024
 - Existing shops in this area
to vacate premises by
14 March 2024

- PHASE 4 – Existing Checkers to vacate by 20 September 2024 (Section 4)**
- Creating White-box - 20 Sep 2023 to 15 Dec 2024
 - BO for line shops by = 13 Jan 2025 - trade 13 Feb 2025

EXTERIOR PERSPECTIVES



VERGELEGEN PLEIN – EXTERNAL VIEW NEW DEVELOPMENT



VERGELEGEN PLEIN – NEW ON GRADE MAIN ENTRANCE



VERGELEGEN PLEIN – NEW ON GRADE MAIN ENTRANCE



VERGELEGEN PLEIN – FIRST LEVEL FOOD COURT BALCONY



VERGELEGEN PLEIN – ON GRADE PARKING AREA RAMP TO NEW MAIN ENTRANCE



VERGELEGEN PLEIN – FIRST LEVEL FOOD COURT AREA



VERGELEGEN PLEIN – BATHROOM PERSPECTIVE





VERGELEGEN PLEIN – BATHROOM PERSPECTIVE

PHASE 2 OPENING GALLERY





VERGELEGEN PLEIN
SHOPPING CENTRE

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