

ON-LINE "ZOOM" & LIVE AUCTION

INDUSTRIAL PROPERTY



**86 WOODFORD GROVE, WINDERMERE
DURBAN, KWAZULU NATAL**

TUESDAY, 30 NOVEMBER 2021 @ 11:00 AM

VENUE: THE OYSTER BOX - 2 LIGHTHOUSE ROAD, UMHLANGA ROCKS, KWAZULU-NATAL

ANDREW GIDDY: 082 601 9278 | 031 579 4403

WWW.IANWYLES.CO.ZA

Viewing by Appointment only

Terms & Conditions

Please note that in order to be approved for bidding, you are required to send us: Proof of Payment & Original Proof of FICA Documents.
R 50 000.00 Registration Deposit by EFT must be paid. All bids are exclusive of Commission + VAT.
Ian Wyles Auctioneers may bid up to reserve on behalf of the sellers. The above is subject to change without prior notification.

Auctioneer: Ian Wyles

Property Summary

Locality Maps

Pictures

Additional Information

Auction Information

Deposit 5% of bid price payable by The Purchaser on the fall of the hammer

Commission 10% plus VAT thereon of the bid price payable by the Purchaser on the fall of the hammer

Terms and Conditions

If you are the successful bidder, the following is applicable:

- **45 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & occupation of property on registration**
- **Electrical (including electric fencing), woodborer and gas compliance for the Purchaser's account, if applicable**

Banking Details

Ian Wyles Auctioneers and Appraisers (PTY) LTD - (EAAB Approved Trust Account)

Account Number – 40-9642-2381

Branch Name – Absa Bank Durban North

Swift Code – ABSA ZA JJ

Branch Code – 632005

Reference: Use Name and Property Address

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither IAN WYLES AUCTIONEERS Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of IAN WYLES AUCTIONEERS or the Sellers or any other person

General

Property Address

86 Woodford Grove, Windermere
Durban, Kwazulu Natal

Title Deed Information

Title Deed Number

T11185/1985

Title Deed Description

Ptn 21 [Rem of Durban 1737] Erf 200 Durban
Ethekwini, Kwazulu Natal

Extent:

586 m²

Locality

The subject Industrial Property is centrally located within the business node of Windermere, Durban and is in close proximity to all amenities with easy access to the R102 freeway.

General Comments

The property is in good condition. Please note that we have not arranged for tests or inspections of the service installations.

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Property Description

The subject Industrial Property is split into two levels comprising:

Ground Floor:

- ✓ Neat open Factory with enclosed caged parking (Extent: 500 m²)
- ✓ Office
- ✓ Shower and Toilets

Upper Level:

- ✓ Neat Open-Plan Factory
- ✓ Access via roller shutter doors
- ✓ Undercover Parking
- ✓ Offices on Mezzanine Level
- ✓ Shower and Toilets

Expenses

Monthly Rates : ± R 11 183.00 (Estimated)

Value Added TAX

The Seller is a VAT vendor. VAT applies over and above the Purchase Price.

Lease/ Occupancy

The Ground Floor is tenanted on a month-to-month lease.
Monthly Rental is R 30 000.00

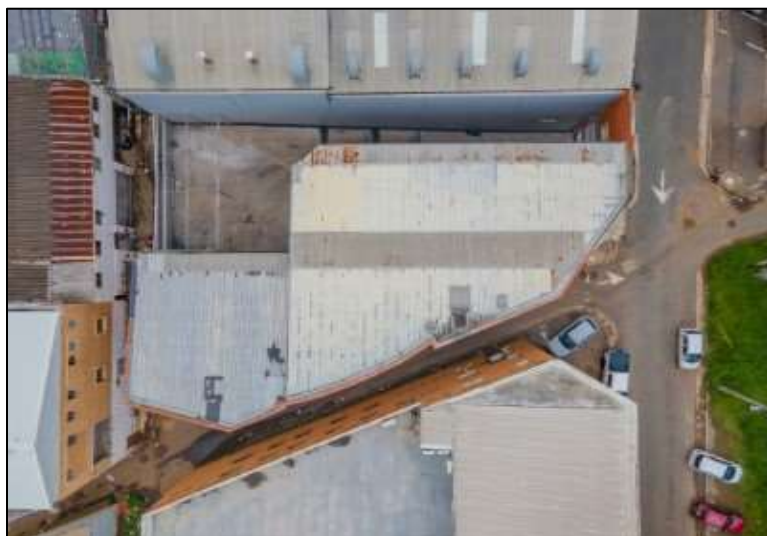
Upper Level is vacant.

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IMAGES

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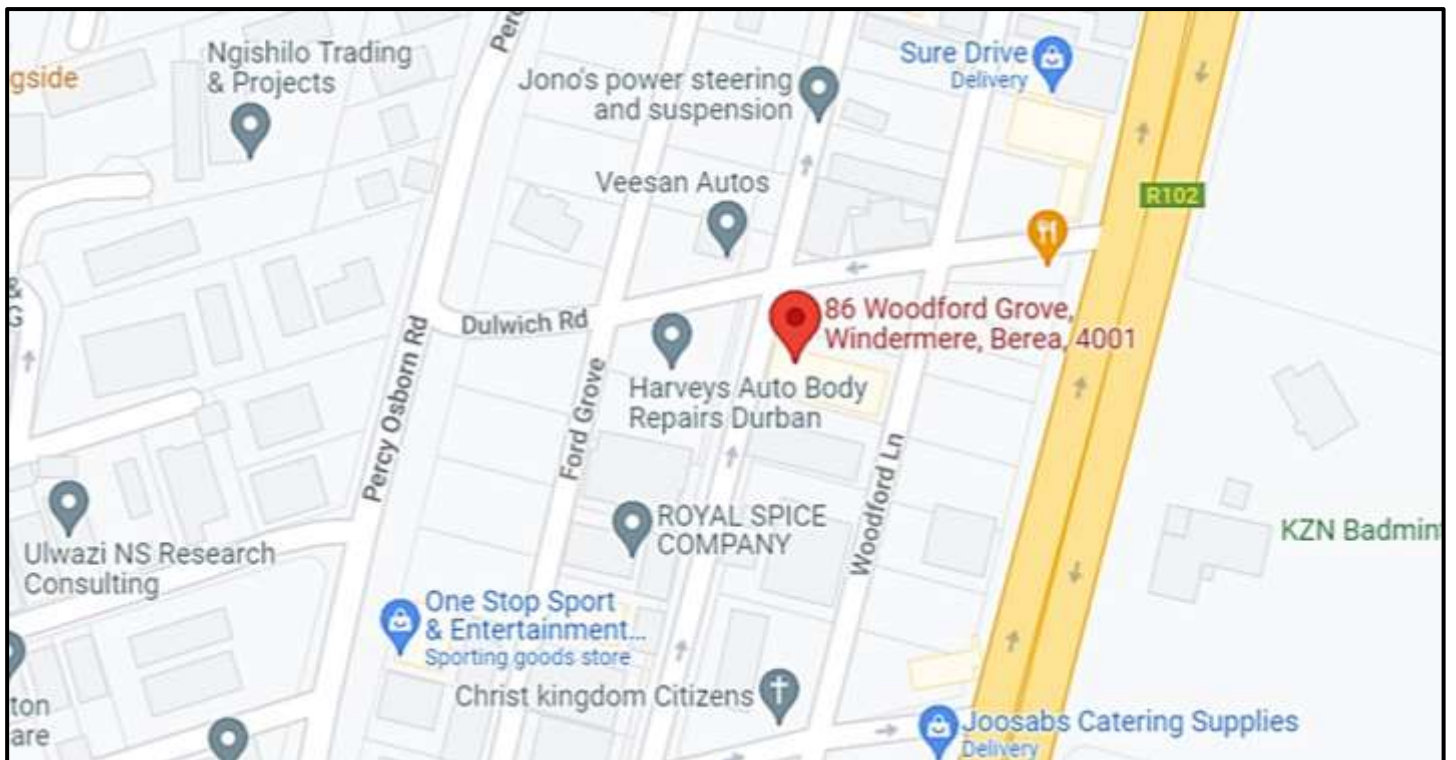


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AERIAL

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