

**LIVE & ON-LINE "ZOOM" AUCTION**

# **INDUSTRIAL PROPERTY**



**37 HIME LANE & 18 CHELMER ROAD  
JACOBS, WENTWORTH, DURBAN**

**WEDNESDAY, 28 FEBRUARY 2024 @ 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](http://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**

**(Property Practitioners Regulatory Authority 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** 37 Hime Lane & 18 Chelmer Rd, Jacobs, Wentworth Durban

## Title Deed Information

**Title Deed Number** T10318/2007  
**Title Deed Description** Rem of Ptn 42 & Ptn 43, Erf 235 Wentworth, Ethekewini Kwazulu Natal  
**Extent (37 Hime Lane)** 877 m<sup>2</sup>  
**Extent (18 Chelmer Rd)** 818 m<sup>2</sup>

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## Locality

The subject Industrial property is centrally located within the business node of Jacobs, a suburb of Wentworth in Durban, with easy access to the M4 freeway.

## General Comments

The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests of inspections of the service installations.

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Located in the ever-popular Jacobs, Durban, this Industrial property is a combination of two addresses, these being 37 Hime Lane and 18 Chelmar Road.

Together offering approximately 1 200 m<sup>2</sup> under roof.

Within the property there is a reception area and 4 offices and a file room.

The front of the property allows for about 8 parking's. There is one large roller door into the premises.

At the back of the property there is a small yard and a secure gate which allows for vehicle access.

This property is currently used for engineering and has 250 KVA of power.

All the assets within the property can be sold separately or collectively independently of the property. These would be sold with a few weeks of a successful property sale.

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## Expenses

Monthly Rates : ± R 8 033.00 (Estimated)

## Value Added TAX

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

## Lease/ Occupancy

The property is owner occupied. Vacant occupation will be given.

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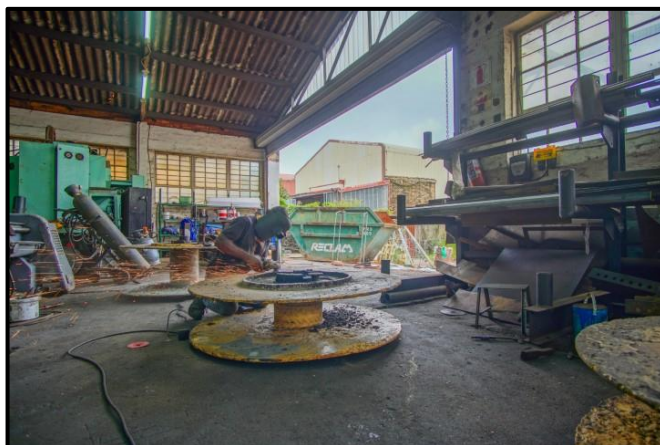
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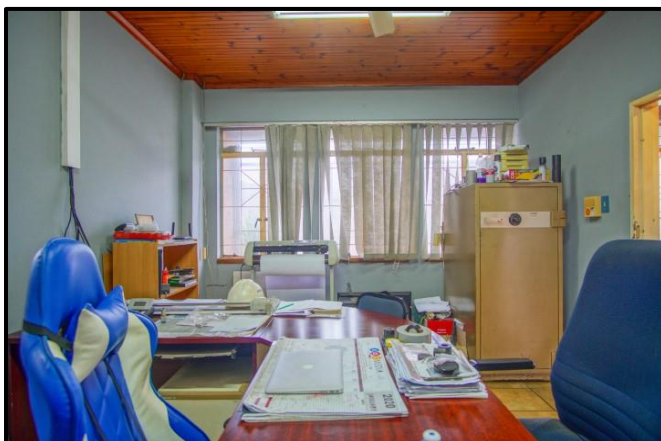
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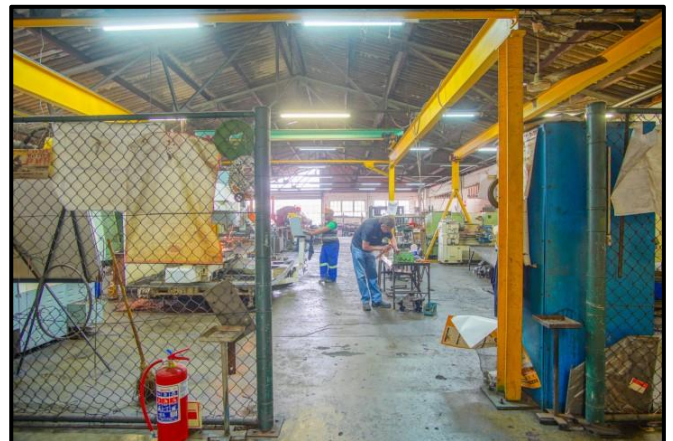
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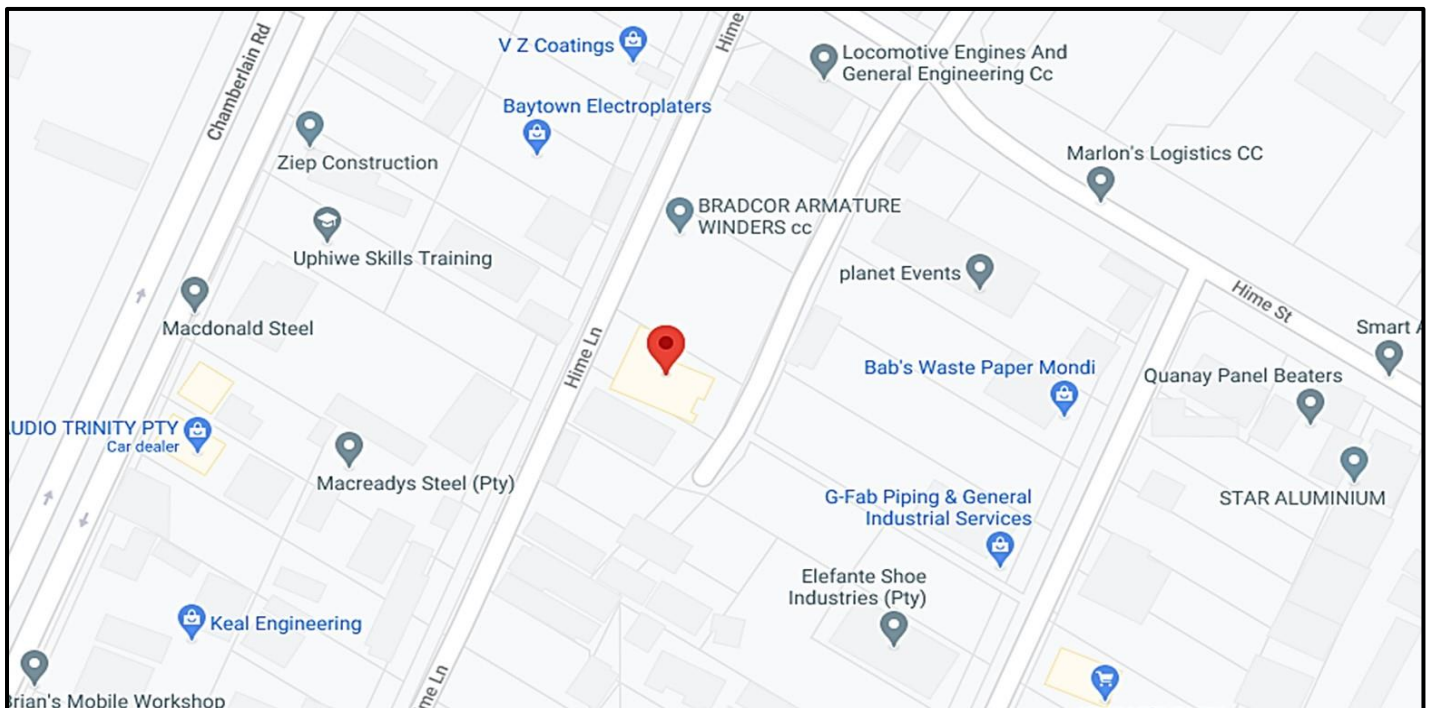


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AERIAL

37 HIME LANE & 18 CHELMER RD, JACOBS



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