

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

**INCOME GENERATING PROPERTY  
(INCLUSIVE OF PETROL STATION & RETAIL OUTLETS)**



**PTN 17 (PTN 7) FARM VAALHOEK  
R614 NOODSBERG ROAD, TONGAAT  
KWAZULU NATAL**

**WEDNESDAY, 27 MARCH 2024 @ 11:00 AM**

**VENUE: THE OYSTER BOX, 2 LIGHTHOUSE ROAD, UMHLANGA ROCKS**

**IAN WYLES: 082 490 3517 | WES JOHNSTON: 069 249 3242**

**[WWW.IAN.WYLES.CO.ZA](http://WWW.IAN.WYLES.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**

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## General

**Property Address** Ptn 17, Farm Vaalhoek, R614 Noodsberg Road, Upper Tongaat, Kwazulu Natal

## Title Deed Information

**Title Deed Number** T7322/2012

**Title Deed Description** Ptn 17 [Ptn 7] Farm 1231 "Vaalhoek" Portion 17, Reg Div: "Fu" Ndwedwe Non-Urban, Kwazulu-Natal

**Extent** 3.06 Ha

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## Locality

The subject site lies 20 km's West of Tongaat on the Noodsberg Road (R614). The R614 leads right through to Pietermaritzburg. The site is conveniently situated to service the local rural and agricultural community, with easy access to both Tongaat, Ballito and Pietermaritzburg.

The Filling Station occupies a small portion of the total extent of the property. The Property has ample space to be developed further. A Hardware Store, Car Wash, Tyre Shop, Agri Store, KFC container concept and development of residential housing would be well suited to the location.

## Condition

The 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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### Property Description

A single storey concrete block, plastered with IBR longspan sheeting roofing, with sisolation, paved forecourt.

**(Approximately 2000m<sup>2</sup>).**

Comprising:

#### Main Building

✓ Office	(24 m <sup>2</sup> )	Patio Front	(110 m <sup>2</sup> )
✓ Receiving & Admin	(45 m <sup>2</sup> )	Liquor Store /Retail	(45 m <sup>2</sup> )
✓ Stockroom 1	(45 m <sup>2</sup> )	2 ATM Rooms	(12 m <sup>2</sup> )
✓ Stockroom 2	(40 m <sup>2</sup> )	Changeroom	(8 m <sup>2</sup> )
✓ Stockroom 3	(150 m <sup>2</sup> )	3 Toilets	(8 m <sup>2</sup> )
✓ Deli	(35 m <sup>2</sup> )	Compressor Room	(2.5 m <sup>2</sup> )
✓ Store Retail	(250 m <sup>2</sup> )	Jojo Tanks & Basin	(27 m <sup>2</sup> )
<b>➤ Total</b>		<b><u>801.5 m<sup>2</sup></u></b>	

- 2 x Unoccupied Cottages
- Adequate onsite parking – potential for further development of the site.

❖ **Site Plans, Financials, Licences, and Title Deeds available on request.**

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**Lease/ Occupancy****i) Saverite Retail Supermarket**

Owner occupied by the Property Owner: Daveglen 7665 Investments CC  
Owner occupied – No lease in place

**ii) Puma Petrol Filling Station**

Site Licence Details  
Daveglen 7665 Investments CC  
Reg No. CK 2000/68121/23  
Licence No. S/2013/0094

**Retail Licence Certificate**

Daveglen 7665 Investments CC  
Reg No. CK 2000/68121/23  
Licence No. R/2013/0094

**iii) Liquor Store**

Mr G N Reddy (T/A Spionkop Liquor Store)  
Licence No. KZNLA/ILM/02/2706140035  
Owner occupied – No Lease in place

**iv) ATM – Recycler: Rental at R6 900/month**

(Located inside supermarket)

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### Expenses

Monthly Rates : R 9 087.00

### Insurance

#### 1) Saverite Retail Supermarket (including Property)

- R 8 617.00 p/m (excl. VAT)

#### 2) Puma Service Filling Station

- R 2 445.00 p/m (excl. VAT)
- Fuel Guarantee of R 750 000.00 monthly (excl. VAT)
- Monthly Premium of R 2 886.00 (excl. VAT) for guarantee

#### 3) Liquor Store

- R 2 636.00 p/m (excl. VAT)

### Value Added TAX

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

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**PUMA PETROLEUM**

**DEALER AGREEMENT**

**Puma Energy South Africa (Pty) Ltd**

**And**

**Daveglen 7665 Investments CC**

**Initial Period:** 10 years from commencement date being 7<sup>th</sup> January 2019.

**Clause 3.2:** The Supplier shall have in addition to the initial period, two separate and distinct of 5 (FIVE) years each consecutively following on the initial period, upon the same terms.

**Clause 16:** States that the written consent of the Supplier and subject to the terms of the Agreement, there shall be no change of ownership of the business of the Purchaser as existing at the date of signature of the Agreement.

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ANNEXURE "A"		
Paragraph		
1.	<u>Puma Petroleum Products</u> 1.1 Diesel 500 PPM 1.2 Diesel 50 PPM 1.3 Illuminating Paraffin  1.4 ULP 93 Octane 1.5 ULP 95 Octane 1.6 LRP 93/5 Octane	<u>Applicable Discount for WLP in Grid/Zone 3A.</u>  1.1 NA 1.2 10 cents per liter 1.3 NA  <u>Applicable Price on Petrol</u> 1.4 See clauses 10 – 13 below 1.5 See clauses 10 – 13 below 1.6 See clauses 10 – 13 below
2.	<u>Minimum Drop Size</u>	2.1 38 000 Litres
3.	<u>Credit Limit</u>	3.1 Subject to terms and conditions
4.	<u>Minimum Litreage, 12 monthly and quarterly periods</u>	4.1 1 920 000 Liters for the period of 12 months from the second year from the Commencement Date and each successive 12 month period thereafter;  4.2 Reference to quarterly shall mean reference to any successive period of 3 (three) months all of which months fall in any 12 month period.
5.	<u>Delivery</u>	5.1 Delivery shall be effected : at Portion 17 of 7 of the farm Vaalhoek No 1231, R614 Noodsberg Road Upper Tongaat or by way of the Purchaser uplifting same from the Supplier or such supplier as the Supplier may indicate (Customer Own Collection)
6.	<u>Terms of payment</u>	6.1 Cash Before Delivery (CBD) or Cash On Delivery (COD) subject to terms and conditions
7.	<u>Period</u>	7.1 The Initial Period shall be a period of 10 years and commencing from the Commencement Date;  The First Option Period shall mean a period of 5 years commencing on the termination of the Initial Period;  The Second Option Period shall mean a period of 5 years commencing on the termination of the First Option Period;

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8.	Installation Contribution towards establishing an OK MiniMark/Express	Not applicable								
9.	Equipment Schedule and Scope of Work	As per attached Annexure "E"								
10.	10.1 Current Capex Sub-Component  10.2 Current Capex Sub-Component Reduction;	57.7 cpl (fifty seven point seven) cents per litre  45 cpl (Ten) cents per litre								
11.	Prescribed Percentage	78 %								
12.	Example of determination of price for petrol 95 ULP and LRP as at <b>October 2018 for Zone 3A</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Retail Price</td> <td style="text-align: right;">1658.00 cpl</td> </tr> <tr> <td>Less Retail Margin</td> <td style="text-align: right;">192.10 cpl</td> </tr> <tr> <td>Add agreed Capex Sub-Component as per 10.2</td> <td style="text-align: right;">45.00 cpl</td> </tr> <tr> <td style="text-align: center;"><b>TOTAL PFP</b></td> <td style="text-align: right;"><b>1510.90 cpl</b></td> </tr> </table>	Retail Price	1658.00 cpl	Less Retail Margin	192.10 cpl	Add agreed Capex Sub-Component as per 10.2	45.00 cpl	<b>TOTAL PFP</b>	<b>1510.90 cpl</b>
Retail Price	1658.00 cpl									
Less Retail Margin	192.10 cpl									
Add agreed Capex Sub-Component as per 10.2	45.00 cpl									
<b>TOTAL PFP</b>	<b>1510.90 cpl</b>									
13.	Example of changes in Capex Sub-Component	<p>Should the Capex Sub-Component:</p> <p>13.1 be increased by (for example) 5cpl the figure of 57.7 cpl shown in 10.1 above will increase by 78 % of such 5cpl increase</p> <p>13.2 be decreased by (for example) 5cpl the figure of 57.7 cpl shown in 10.1 above will likewise decrease by 78 % of such 5cpl increase;</p>								
14.	Purchaser	<p>Shall;</p> <p>14.1 Maintain and service the Compressor as per Regulation;</p> <p>14.2 Ensure ADSL or 3G connectivity on site to operate POS (Computer) System;</p> <p>14.3 Allow the Supplier representative access to the pumps and tanks to take meter readings and dips for the purpose of Fuel reconciliations;</p>								
		14.4 Hire a reputable Cash Collection Security Company to transport Cash from the Property to the Bank								

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**LIST OF ASSETS**
**SAVERITE**

<b><u>SAVERITE</u></b>	
-	
<b><u>FIXTURES &amp; FITTINGS</u></b>	<b><u>MACHINERY &amp; EQUIPMENT</u></b>
HEAVY DUTY SHELVING STORE & STOCKROOM	FREEZER ROOM (3 X 3 X 2.7 HIGH)
MEDIUM DUTY SHELVING - STOCKROOM	8 GLASS DOOR CHILLER (7.5 X 2.5 X 2.7 HIGH)
BULK MERCHANDISERS - STORE FLOOR	4 GLASS DOOR FREEZER (4 X 4 X 2.7 HIGH)
2 x CHECKOUT COUNTERS	FRUIT AND VEG CHILLER (2M)
KIOSK COUNTER	CURVED GLASS MEAT CHILLER (1.8M)
KIOSK - HIGH VALUE BACKWALL CUPBOARDS	CURVED GLASS WARMER (1.2 M)
KIOSK - SINGLE SIDED GONDOLA SHELVING	DOUBLE BOWL CHIP FRYER
GONDOLA SHELVING DOUBLE SIDED - (x 4 AISLES	FLAME GRILLER
PROMO GONDOLA ENDS	FLAT TOP GRILLER
BAKERY SHELVING SINGLE SIDED	ICE CREAM MACHINE
TROLLEY STEEL BREAD - (6 BASKETS x 2)	CHICKEN ROTISSERIE UNIT
4 - TIER TROLLEY EGGS	MICROWAVE
SINGLE BAY DOUBLE SIDED FRUIT & VEG UNIT	3 STOVE COOKER
CABBAGE BIN	EXTRACTOR FANS
DUMP BINS	AVOCET SCALE
METAL TABLES	ALARM - IDS AND SMOKE DETECTORS
SHOPPING TROLLEYS	CCTV SYSTEM (32 & 16 CHANNEL)
SHOPPING BASKETS	MUTUAL SAFE LS 400 CAT 3 (SABS APPROVED)
FLAT BED TROLLEYS	FIRE EXTINGUISHERS
OFFICE DESKS	FIRE HOSE REELS
FILING CUPBOARDS	
CHAIRS	
<b><u>COMPUTER EQUIPMENT</u></b>	
3 x ARCH POS	
3 x TOUCH SCREENS	
6 x UPS	
3 x THERMAL PRINTERS	
2 x EPSON COLOUR PRINTERS	
SERVER	
BACK-OFFICE COMPUTER	
OFFICE COMPUTER	

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<u>LIST OF ASSETS</u>	
<u>SERVICE STATION</u>	<u>LIQUOR STORE</u>
FUEL MANAGEMENT SYSTEM - MASTER FUEL	ARCH POS
COMPUTER	TOUCH SCREEN
THERMAL PRINTER	THERMAL PRINTER
UPS	UPS
CANOPY	COLD-ROOM (3 x 3 x 2.4 HIGH)
UNDERGROUND TANKS (x 2 - 23M3)	GONDOLA SHELVING - SINGLE SIDED
CUMMINS 66KVA DIESEL GENERATOR	COKE TROLLEY
COMPRESSOR (3-PHASE 270LT)	
HIGH VOLUME SINGLE HOSE TOKEIM PUMP	

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**KwaZulu-Natal**  
LIQUOR AUTHORITY

CONFIRMATION OF ANNUAL EVALUATION PAYMENT & LICENCE VALIDITY	
Name of license holder	GOVINDHARAJ NANTHARUBIN REDDY
Identity number/CK Registration number	7001120000000
Registered trading name	SPIONKOP LIQUOR STORE
License number	KZNLA/ILM/02/2706140035
Physical address of premises	PO BOX 40351 REDHILL 4071
District	Ilembe
License category	Off-Consumption
Type of premises	Liquor Store
Date of payment	29 Aug 2023
Date of issue	2023/09/12
Period of validity	2024/08/02

Banking Details	
Name of Account	KZN LIQUOR AUTHORITY
Bank	ABSA BANK
Account No.	4082120975
Branch Code	632005
Reference Number	KZNLQA/41/22/11/22/0894


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**energy**

Department:  
Energy  
REPUBLIC OF SOUTH AFRICA

**RETAIL LICENCE CERTIFICATE**

THIS IS TO CERTIFY THAT  
**DAVEGLEN 7665 INVESTMENTS CC**

ID/REGISTRATION NUMBER  
**CK2000/68121/23**

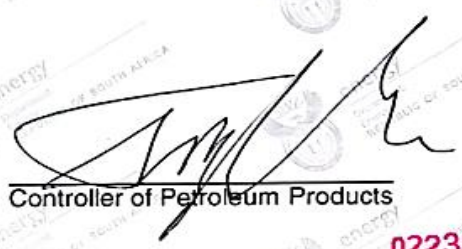
LICENCE NUMBER  
**R/2013/0094**

Is a Retail Licence holder in terms of the  
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS  
**LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL**

ADDRESS  
**SUB 17 OF 7 OF THE FARM VAALHOEK 1231  
Cnr R614 NOODSBERG ROAD and UPPER TONGAAT  
UPPER TONGAAT  
4400**

**10 April 2013**  
Date of Issue

  
Controller of Petroleum Products

**022392**

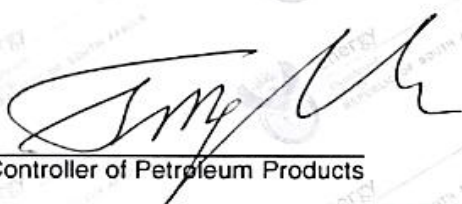
(Please see conditions of licence on reverse side)

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**energy**Department:  
Energy  
REPUBLIC OF SOUTH AFRICA

DE 35

**SITE LICENCE CERTIFICATE**THIS IS TO CERTIFY THAT  
**DAVEGLEN 7665 INVESTMENTS CC**ID/REGISTRATION NUMBER  
**CK2000/68121/23**LICENCE NUMBER  
**S/2013/0094**Is a Site Licence holder in terms of the  
Petroleum Products Act, 1977 (Act No. 120 of 1977)LICENSED PETROLEUM PRODUCTS  
**LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL**ADDRESS  
**SUB 17 OF 7 OF THE FARM VAALHOEK 1231  
Cnr R614 NOODSBERG ROAD and UPPER TONGAAT  
UPPER TONGAAT  
4400****10 April 2013**  
Date of Issue  
Controller of Petroleum Products

(Please see conditions of licence on reverse side)

**022393****Disclaimer**

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### LIQUOR STORE



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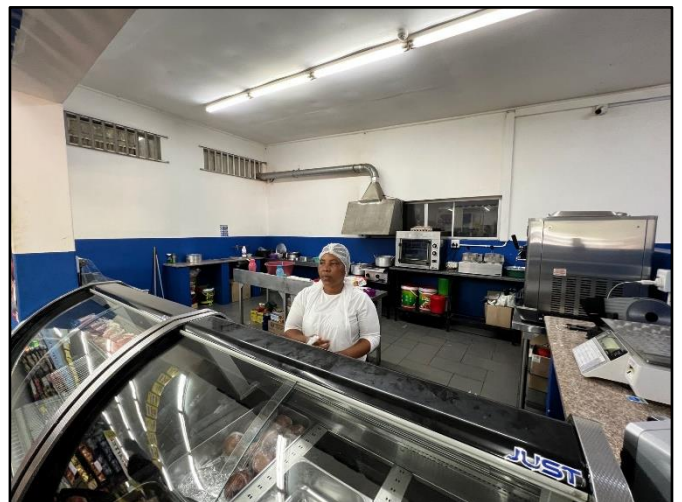
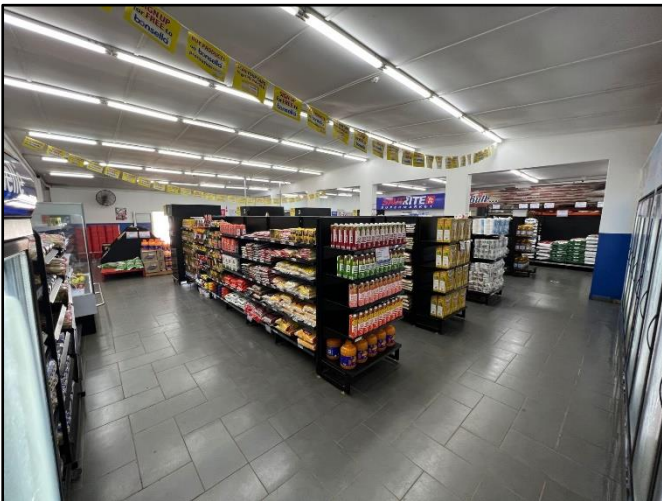
### SUPERETTE (SAVERITE)



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### SUPERETTE (SAVERITE)

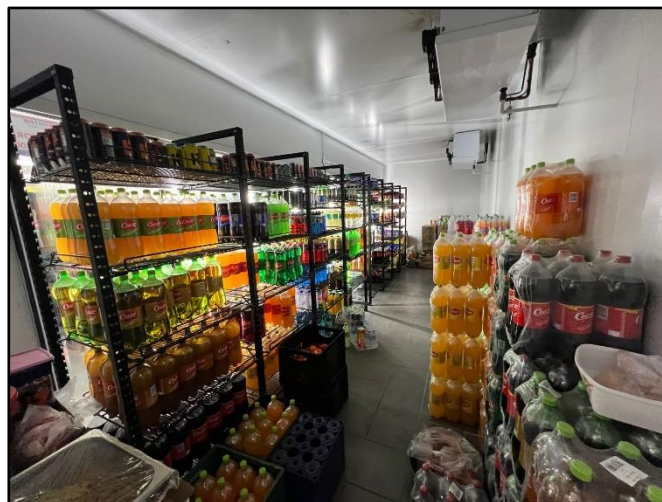


22

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### STOCK & COLD ROOMS



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STOCK ROOMS



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### RECEIVING & ADMIN

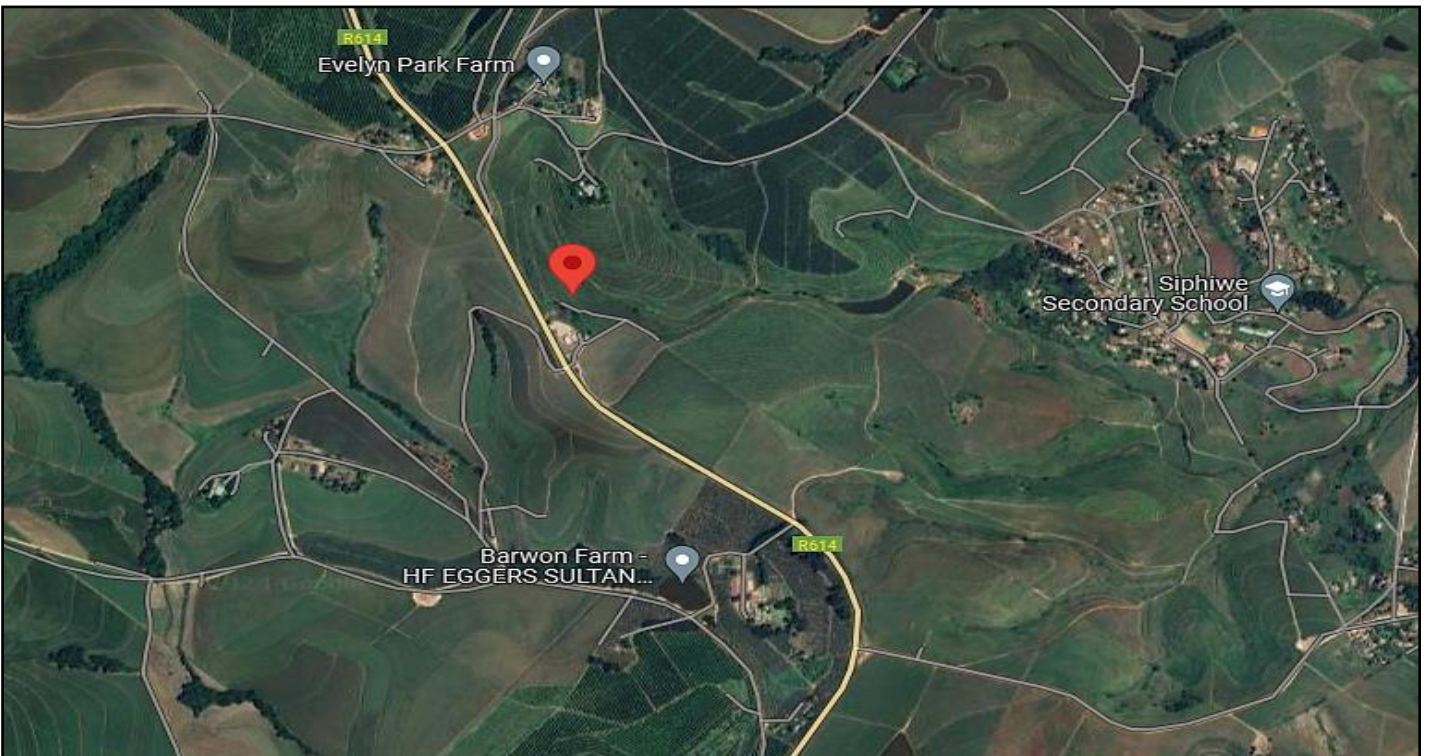


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**AERIAL VIEW**

**R614 NOODSBERG ROAD, TONGAAT**



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