

LIVE & ON-LINE VIA "ZOOM" AUCTION

LIQUIDATION

± 232 m² RETAIL UNIT



**SECTIONS 2 & 3 SS ROYAL PALMS, 8 PALM
BOULEVARD, UMHLANGA RIDGE, UMHLANGA**

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

THURSDAY, 25 SEPTEMBER 2025 AT :00AM

IAN WYLES: 082 490 3517 | 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 40 000.00 Refundable Registration Deposit by EFT/ Cash 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

CONTENTS

[Auction Terms and Conditions](#)

[Locality](#)

[Property Information](#)

[Additional Information](#)

[Picture Gallery](#)

Disclaimer

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TERMS & CONDITIONS

The Property Terms

- **10% Deposit of bid price payable by The Purchaser on the fall of the hammer**
- **6% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer**
- **14 Days Confirmation Period**
- **45 Day Guarantee Period from confirmation of sale by the Seller**
- **Possession & Occupation of Property is on Registration of Transfer**
- **Electrical, Entomologist and Gas Compliance Certificate for the Purchaser's account (including electric fencing), if applicable**

Banking Details

Name of Bank:	ABSA Bank Limited
Name of Account:	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:	Your Name and Property Address

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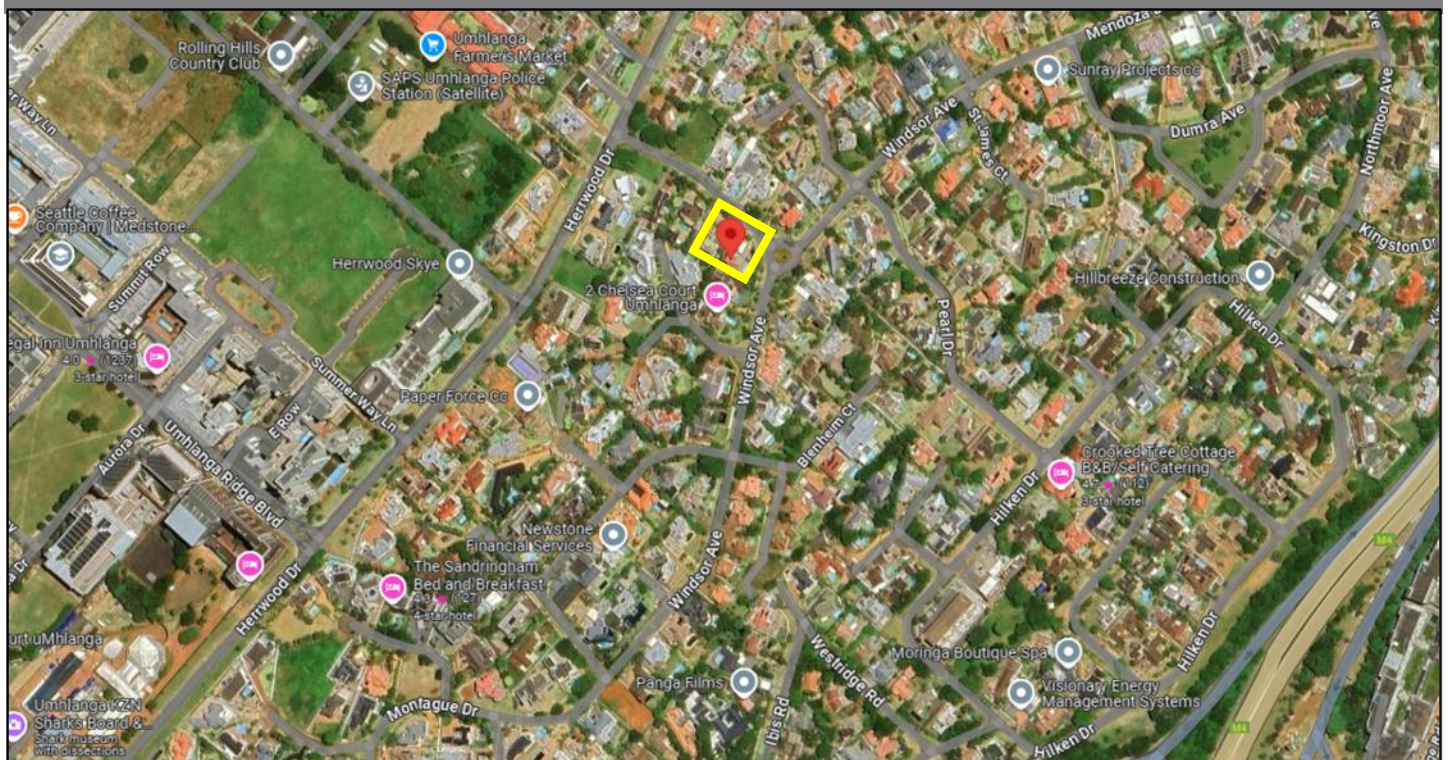
LOCALITY

8 Palm Boulevard is strategically situated within the Umhlanga Ridge Town Centre urban framework, part of the greater Umhlanga area in KwaZulu-Natal. The property is zoned for mixed-use, allowing for both commercial and residential purposes, and falls under the Umhlanga Urban Improvement Precinct (UIP). The UIP offers enhanced municipal services such as dedicated precinct security, urban greening initiatives, and the upkeep of public spaces.

Positioned in a prime location along Palm Boulevard, the property lies within walking distance of the Gateway Theatre of Shopping, one of the region's premier retail destinations. The surrounding precinct is a dynamic and high-demand area, characterised by a complementary mix of upmarket retail centres, A-grade office buildings, luxury hotels, and high-density residential developments.

Accessibility is a key advantage, with the area well-served by public transport and major arterial routes, including the M41 and N2 highways. This ensures seamless connectivity to the greater Durban metropolitan region and King Shaka International Airport.

8 Palm Boulevard, uMhlanga Ridge, uMhlanga, Kwa – Zulu Natal



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PROPERTY INFORMATION

General

Property Address: Unit 2 & Unit 3 Royal Palm, 8 Palm Boulevard, Umhlanga

Title Deed Information

Property 1:

Title Deed Description: Section 2 SS Royal Palm
Extent: 126 m²

Property 2:

Title Deed Description: Section 3 SS Royal Palm
Extent: 106 m²

Combined Extent: 232 m²

Title Deed Number: ST22312/2020

Municipal Information

Zoning: Retail

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.

Property Overview

- Two contiguous sectional title units (Units 2 and 3).
- Located within the prestigious Royal Palm, a mixed-use development
- Positioned on the ground floor with frontage onto Palm Boulevard.
- Offers excellent visibility and exposure to both pedestrian and vehicular traffic.
- Ground floor area: approximately 220 m².
- Mezzanine area: approximately 35 m².
- Open-plan retail space on the ground floor.
- Includes internal bathroom and toilet facilities.
- Changing/dressing cubicles
- Mezzanine previously used as a display
- Flexible opportunity for investors, owner-occupiers, or commercial tenants.
- High foot traffic location enhances branding and customer engagement.

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ADDITIONAL INFORMATION

The subject property consists of two contiguous sectional title units, being Units 2 and 3, situated within the established and prestigious Royal Palm sectional title scheme. The Royal Palm, comprises a mixed-use development, incorporating a blend of residential apartments, commercial office suites, and retail premises.

Units 2 and 3 are positioned on the ground floor of the Royal Palm, and benefits from direct exposure and frontage onto Palm Boulevard, affording excellent visibility to pedestrian and vehicular traffic. The units comprise a total ground floor area of approximately 220 m², supplemented by a mezzanine area measuring approximately 35 m².

The units comprise the following improvements:

The property features a generously sized open-plan retail area on the ground floor, complemented by internal bathroom and toilet facilities. Additionally, it includes a series of changing and dressing cubicles, which were previously used in a clothing retail context.

The mezzanine floor, formerly utilised as an additional display area, offers potential for light commercial use, making it a versatile extension of the main retail space.

Units 2 and 3 offer a unique and flexible opportunity for investors, owner-occupiers, or commercial tenants seeking a prominent location with established foot traffic and visibility.

Given the property's location within a mixed-use development and in a high-footfall zone, there is further potential for branding exposure and customer engagement. The presence of established residential and hospitality components within the Royal Palm building itself ensures a consistent on-site consumer base.

Expenses

Monthly Rates:	± R 6 776.91
Monthly Levies:	Section 2 – R 5 893.20
	Section 3 – R4 964.15

VAT Status

The Seller is VAT Vendor – VAT Applicable over and above the purchase price.

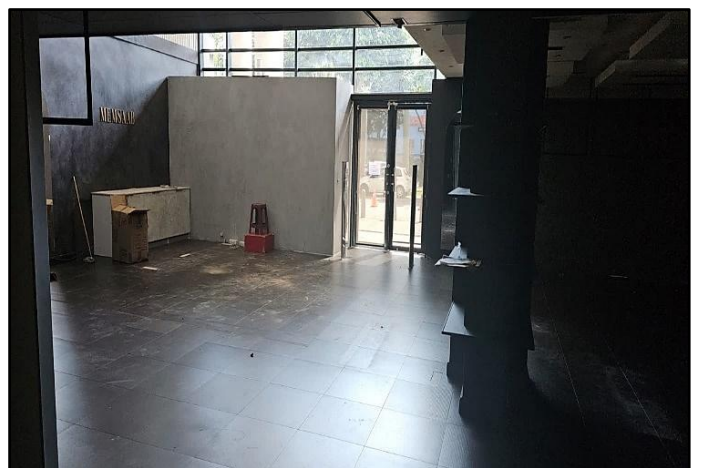
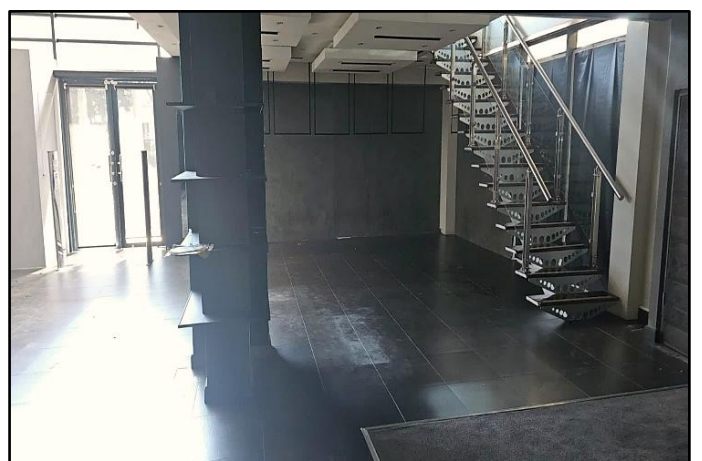
Lease/Occupancy

The property is currently vacant.

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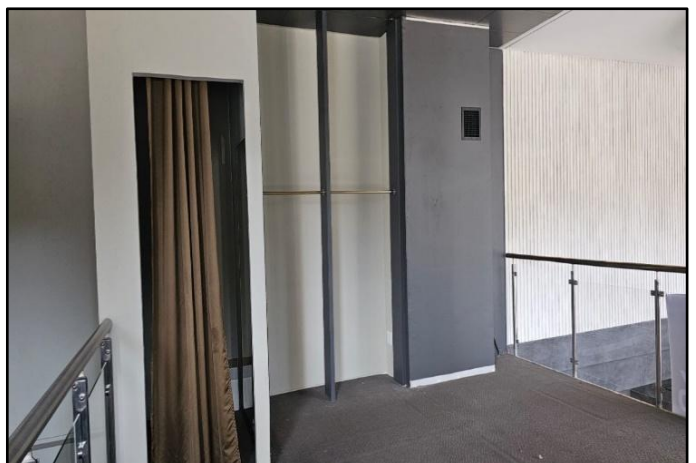
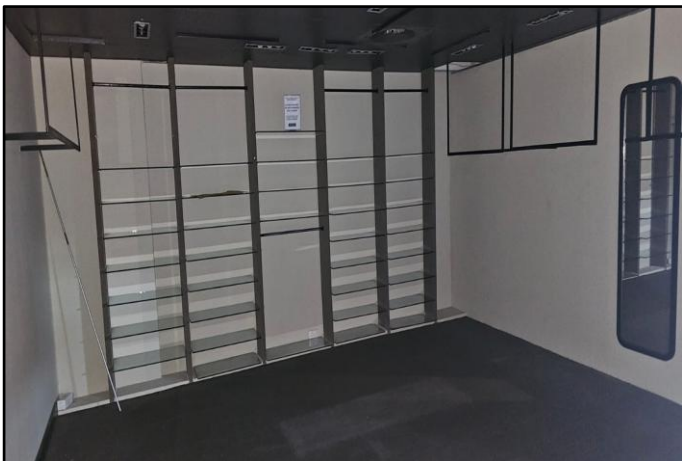
PICTURE GALLERY



Disclaimer

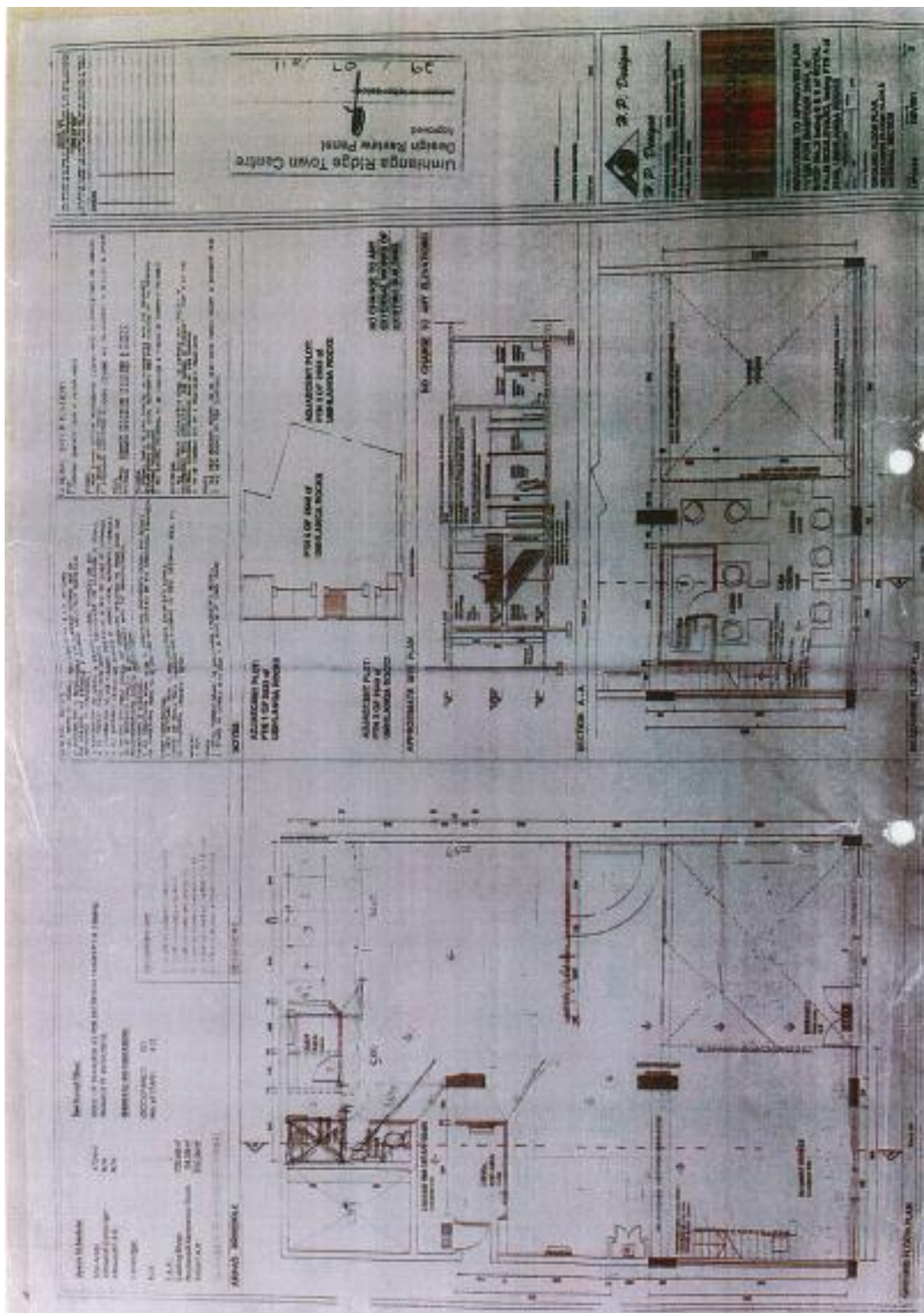
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PICTURE GALLERY CONTINUED



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