



# Auction

**37 Stalwart Simelane Street  
Durban  
KwaZulu-Natal**

## Auction Venue

**The Oyster Box Hotel  
2 Lighthouse Road  
Umhlanga Rocks  
KwaZulu-Natal**

**Live on ZOOM**

**19 November 2025  
11 am**

**Andrew Giddy**

082 601 9278 | 031 579 4403

[www.ianwyles.co.za](http://www.ianwyles.co.za)

**By Appointment Only**



**National  
Auctioneers  
Association**



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## **DISCLAIMER**

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# Auction

## TERMS AND CONDITIONS

### Approval Prior Bidding

- 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 the reserve on behalf of the sellers.
- The above is subject to change without prior notification.
- Auctioneer: Ian Wyles

### The Property Terms

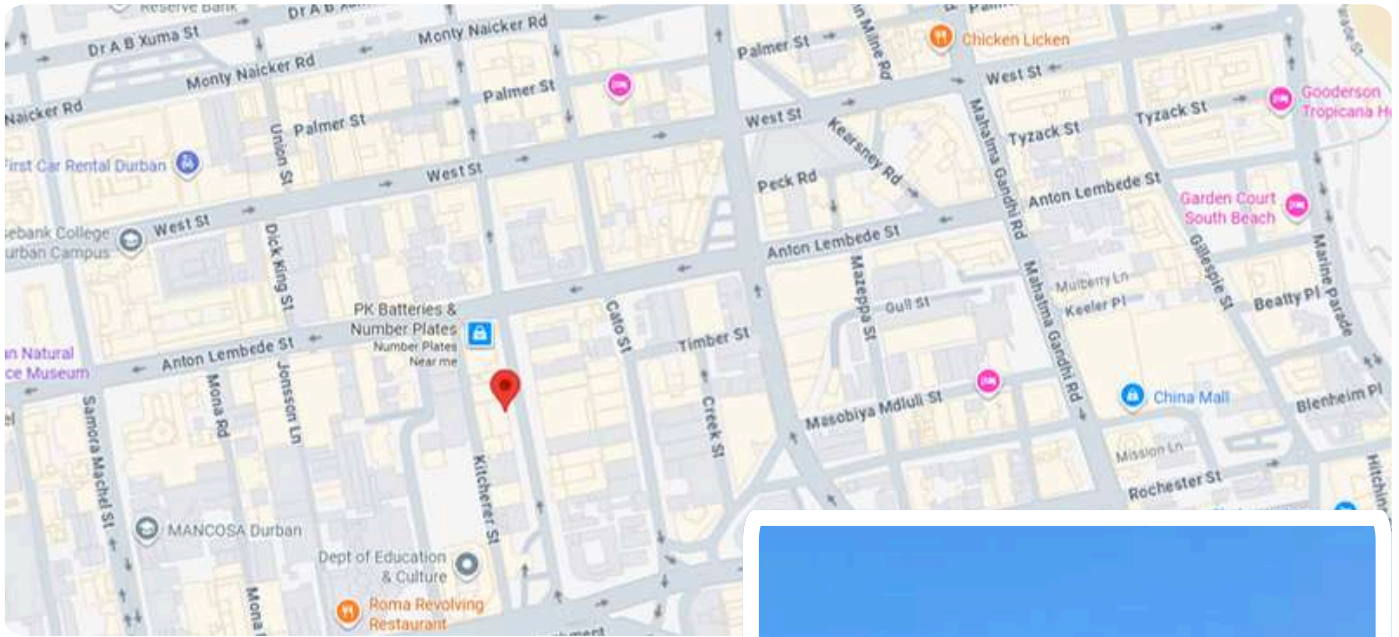
- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 10% Auctioneer's Commission plus VAT payable by the Purchaser on the fall of the hammer
- 14 Days Confirmation Period
- 45-Day guarantee Period from confirmation of sale by the Seller
- Possession & Occupation of Property 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

# Locality

OF PROPERTY



## 37 Stalwart Simelane Street Durban KwaZulu-Natal

This light industrial property is ideally situated close to key landmarks, including Durban Harbour, the Durban International Convention Centre (ICC), and a range of shops, restaurants, and banks.

Additionally, it is just a short drive from popular attractions such as uShaka Marine World, Suncoast Casino, and the picturesque Durban beachfront.



# Property

INFORMATION

## General

<b>General Property Address</b>	37 Stalwart Simelane Street, Durban, KwaZulu-Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Ptn 8 (Ptn2) Erf 10603, Durban, Ethekewini
<b>Extent</b>	892 m <sup>2</sup>
<b>Title Deed Number</b>	T28171/2009
<b>Municipal Information Zoning</b>	Industrial
<b>Monthly Rates</b>	R10 971.14
<b>Lease / Occupancy</b>	Owner Occupied
<b>VAT Status</b>	The Seller is VAT Registered
<b>General Comments</b>	The subject property is in good condition. Please note that we have not undertaken a structural survey, nor have we arranged for tests or inspections of the service installations.

# Property

## OVERVIEW

### Property Features

A spacious 892 m<sup>2</sup> open-plan warehouse with high ceilings, perfectly suited for a wide range of industrial operations, storage, or distribution purposes.

#### Ground Floor (±892 m<sup>2</sup>)

- Expansive open-plan warehouse area with excellent height clearance
- 2 x roller shutter doors at the front and 2 x roller shutter doors at the rear, allowing for smooth loading and unloading flow
- 1 x walk-in door
- Drywall office located near the entrance
- Kitchen area
- Ablution facilities on the ground floor

#### Mezzanine Level (±270 m<sup>2</sup>)

- Additional usable space of approximately 270 m<sup>2</sup>
  - Drywall office upstairs, ideal for administrative or operations management
  - Toilet facilities are located in the upstairs office block
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# Picture

GALLERY





Warehouse





Office





## Andrew Giddy

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