



# ian wyles

AUCTIONEERS & APPRAISERS

**COMMERCIAL**

**27 MAY 2026**

**11 am**

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

**Live on ZOOM**



**NAA National  
Auctioneers  
Association**

**By Appointment**

**ANDREW  
GIDDY**

**082 601 9278**

**031 579 4403**

**217 UMBILO ROAD,  
(3 GALE PLACE, DURBAN)  
KWAZULU -NATAL**

# AUCTION

# AUCTION TERMS & CONDITIONS

- 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
- 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

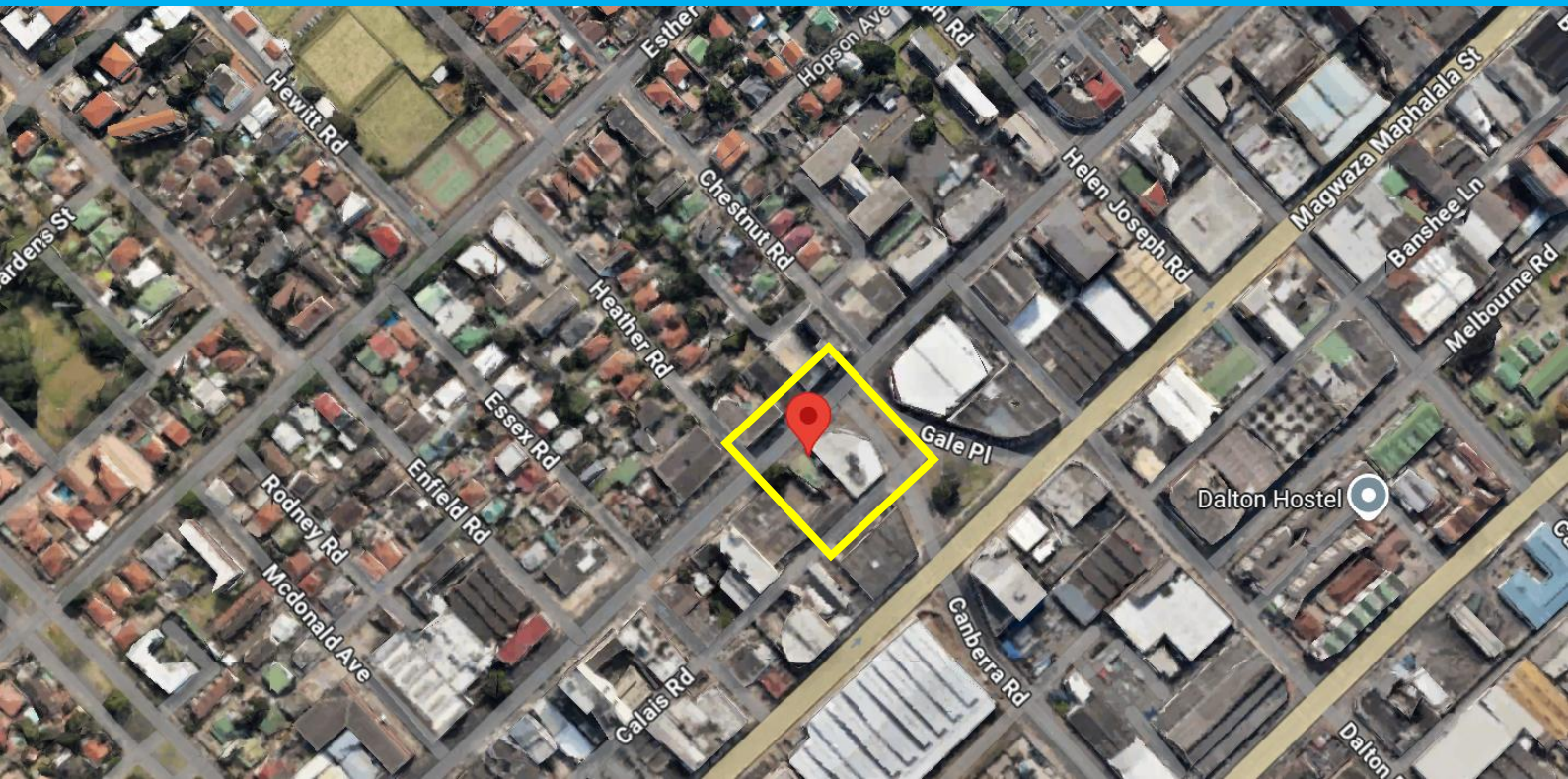
## BANKING DETAILS

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

## 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 otherwise of IAN WYLES AUCTIONEERS or the Sellers or any other person.

# PROPERTY LOCALITY



The subject property is an improved industrial erf situated within the **Umbilo/ Congella** district of Durban that lies midway between the Harbour precinct and lower Berea/ Glenwood's residential suburbs, as well as  $\pm 2,5$ km south-west of Durban's central business district. The subject is a corner erf with three road frontages, primary to Umbilo Road, which is a long south-to-north arterial connecting the Umbilo/ Clairwood precinct to Durban's central business district.

The secondary frontages are to **Gale Place** and Calais Road, the latter of which is a quiet service arterial located parallel to and east of Umbilo Road. The subject property is located midway between the north-west arterials of the N3 Highway and Rick Turner Road, and of sufficient distance away from the perceived troublesome node of Dalton hostel, railway station and bus/ taxi rank.

# PROPERTY INFORMATION

<b>General Property Address</b>	217 Umbilo Road, 3 Gale Place, Durban, KwaZulu- Natal
<b>Title Deed Information</b>	
<b>Title Deed Description</b>	Erf 7051, Durban, eThekwini, KwaZulu -Natal
<b>Extent</b>	1252 m <sup>2</sup>
<b>Rates</b>	R 24 170.88 (estimated)
<b>Rental Income</b>	+ - R 62 600.00 (R50/m <sup>2</sup> )
<b>Title Deed Number</b>	T20526/2015
<b>Municipal Information Zoning</b>	General Industrial
<b>Lease/ Occupancy</b>	The Property is currently vacant
<b>VAT Status</b>	The seller is VAT registered. VAT Applicable over and above the purchase price.
<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.

# ADDITIONAL INFORMATION

## Multi-use industrial/commercial units

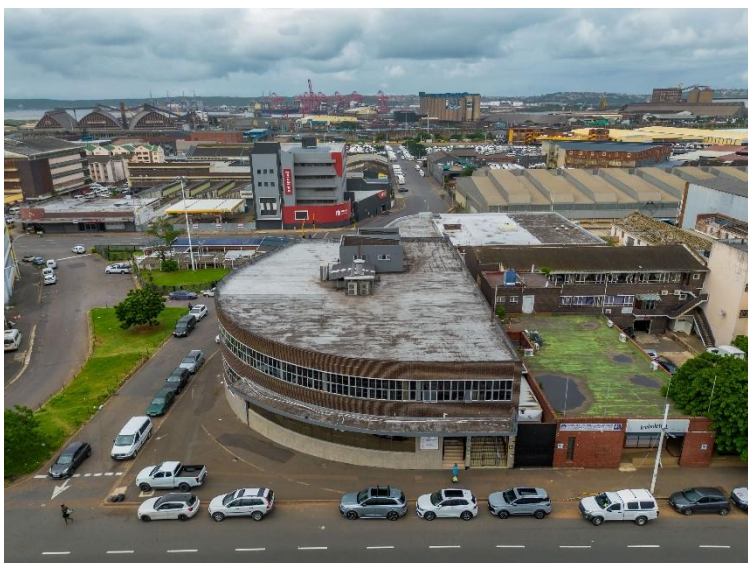
The property forms part of a multi-tenanted commercial/industrial complex, offering versatile space suitable for warehousing, light manufacturing, distribution, and trade-related businesses.

### The Property Features:

- Good road frontage with strong business exposure
- Three-phase power supply (supports industrial operations)
- Roller shutter access and loading capability
- Secure access-controlled premises
- On-site office and staff amenities.



# GALLERY



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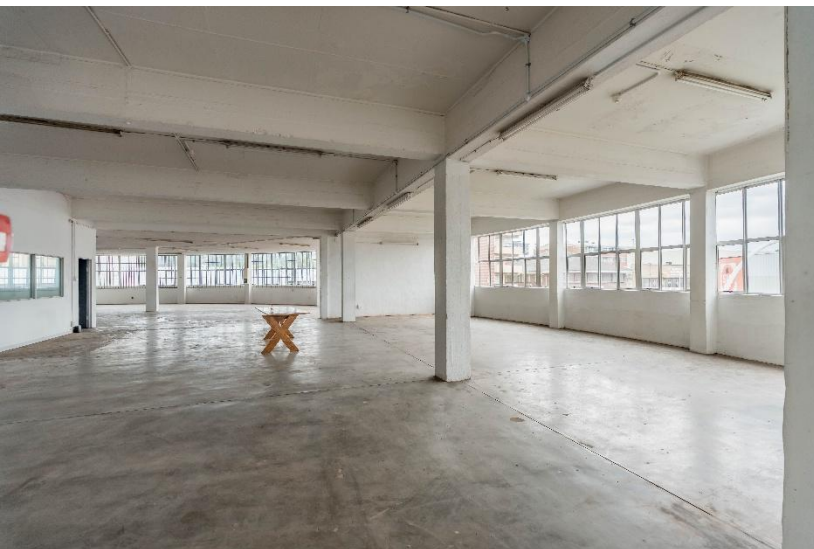
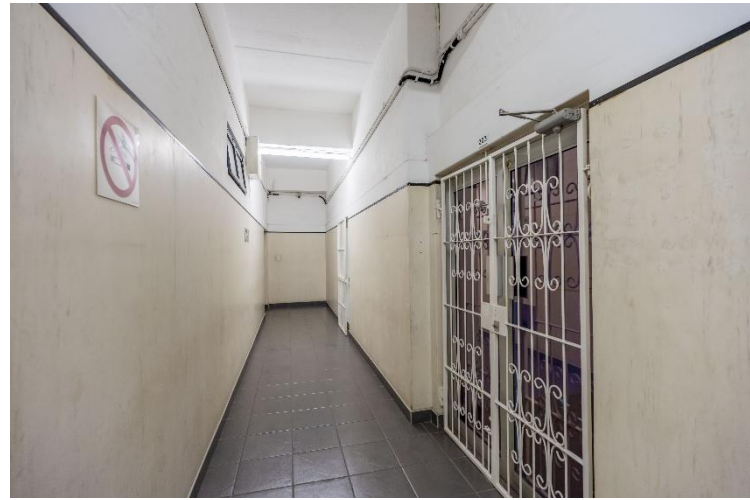
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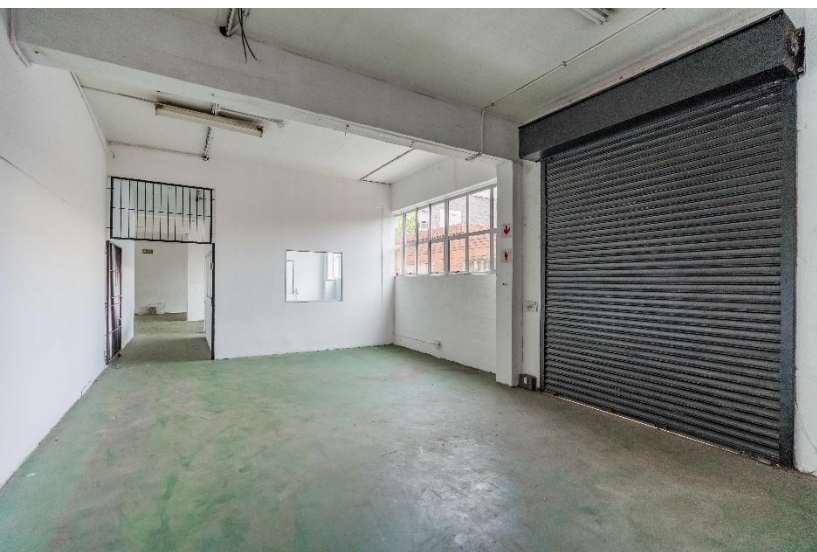
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