



ian wyles

AUCTIONEERS & APPRAISERS

INSOLVENT ESTATE

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

Ian Wyles

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031 579 4403

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23 TRACY WATTS ROAD, PINETOWN

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



Pinetown, KwaZulu-Natal. The area is highly sought-after for its central location, offering excellent proximity to major transport routes, outdoor green spaces, and everyday shopping conveniences.

Accessibility: Commuters also enjoy easy access to the N3 and the Pinetown central business district, making it a convenient spot for business travellers and daily commuters.

PROPERTY INFORMATION

| | |
|-------------------------------------|---|
| General Property Address | 23 Tracy Watts Road, Pinetown |
| Title Deed Information | |
| Title Deed Description | Erf 112 , Pinetown eThekwini |
| Extent | 6894 m ² |
| Title Deed Number | T41671/2010 |
| Municipal Information Zoning | Commercial |
| Monthly Rates | (Estimated) R 22 691.03 |
| Lease/ Occupancy | The Property is currently vacant. |
| VAT Status | The seller is NOT VAT registered. Transfer duty may apply. |
| 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 or inspections of the service installations. |

ADDITIONAL INFORMATION

THE MAIN BUILDING COMPRISES:

- RECEPTION AREA
- 2 X CONFERENCE ROOMS WITH ACCESS TO A DECK
- BOARDROOM
- GENTS & LADIES TOILETS
- SMALL KITCHEN
- 4 X BEDROOMS
- 4 X ENSUITES WITH ACCESS TO VERANDA

LOWER LEVEL:

- 5 X BEDROOMS
- 5 X ENSUITES WITH ACCESS TO THE COURTYARD

RESTAURANT/BAR (120M²) COMPRISING:

- COVERED VERANDA
- EATING AREA
- BAR
- TOILET
- KITCHEN

DISTRIBUTING SECTION (154M²) COMPRISING:

OFFICE, STOREROOM AND SMALL WAREHOUSE.



GALLERY



[Exterior](#)



Exterior



