



**ian wyles**  
AUCTIONEERS & APPRAISERS



**27 MAY 2026**

**11 am**

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

**Live on ZOOM**



**NAA National Auctioneers Association**

**031 579 4403**

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

**MULTI - PROPERTY**

**AUCTION**

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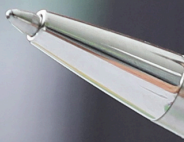
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 **Upcoming Auction Dates**

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## 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.





## REGISTRATION

In order to bid on a property, you will need to register as a Bidder, if you have not already done so at the property viewing. You will be required to fill in a Buyers Registration Card and will be asked to sign acknowledgement of the Conditions of Sale. You will be asked to pay a refundable registration fee in order to register and provide the FICA documents. Your Buyers Registration Card is numbered and this number is then allocated to you as a Bidder and is only valid for the duration of that auction. It is important that you safeguard this card at all times in order to prevent another person from bidding on your number, as, in terms of law, your bid is legal, verbally binding contract with Seller and Auctioneer. In order to bid on a property, you will need to register as a Bidder, if you have not already done so at the property viewing. You will be required to fill in a Buyers Registration Card and will be asked to sign acknowledgement of the Conditions of Sale. You will be asked to pay a refundable registration fee in order to register and provide the FICA documents. Your Buyers Registration Card is numbered and this number is then allocated to you as a Bidder and is only valid for the duration of that auction. It is important that you safeguard this card at all times in order to prevent another person from bidding on your number, as, in terms of law, your bid is legal, verbally binding contract with Seller and Auctioneer.

## REQUIREMENTS

- FICA Documents
- Your Identity Document
- R 40 000.00 Refundable Registration Deposit
- (PLEASE NOTE: A 2% CASH HANDLING FEE WILL BE CHARGED FOR CASH PAYMENTS RECEIPTED )

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

- Utility bill addressed to your physical address (not older than 3 months);
- In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or duly authorised representative, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
- A special Power of Attorney is required should you be bidding on behalf of another person
- Which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
- Copy of Entity's FICA Documents
- Vat Registration Certificate
- Income Tax Reference Number and proof of marital status

This company offers an opportunity to register prior to the auction in order to avoid the time-consuming registration process on day of auction.

## PROXY BIDS

We highly recommend that you make every effort to attend the auction sale or get a representative to do so. However, if you are unable to attend the auction but wish to submit a bid, you may register by means of a Proxy Bid. This will take the form of a Power of Attorney form completed by you and sent to our offices, together with a certified copy of your identity document and FICA, as well as payment of the deposit into our trust account as a security precaution.

# NON-SUSPENSIVE SALE

Each property is sold on non-suspensive conditions and as such, it is important you arrange financing before the auction sale and satisfy yourself with all the terms of the Rules of Auction/Sale.

## BIDDING

Please make sure that you know which property (lot number) you are bidding on. An order of sale is available in this catalogue. The sale moves at a relatively quick pace. Make sure that you make adequate contact with the Auctioneer or assistants so that your bid gets acknowledged.

## SIGNING THE CONDITIONS OF SALE

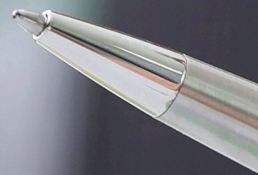
When you have successfully purchased a property, you will also be asked to immediately sign the Rules of Auction/Conditions of Sale. Should you be interested in bidding for further properties or want to see the rest of the auction you are welcome to do so. The Ian Wyles team will obtain your details immediately when the property has been knocked down to you by signing the Acknowledgement Bid Form.

## AUCTIONEERS COMMISSION

After the property has been knocked down to you, you will also be asked to pay Auctioneer's Commission plus VAT, as well as deposit on the purchase price of the property. We regret that cash payments are not permitted in terms of current FICA law. Please remember the Auctioneers commission when you are bidding and that is payable over and above the purchase price.

## V.A.T

Prospective buyers should ascertain whether VAT is payable on the purchase price prior to the auction.



## 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

# ORDER OF SALES

## PROVISIONAL LIST



1	159B BEACH ROAD, GORDONS BAY, WESTERN CAPE.	RESIDENTIAL
2	217 UMBILO ROAD, (3 GALE PLACE, UMBILO) DURBAN	COMMERCIAL
3	NOTTINGHAM ROAD, MIDLANDS, PORTIONS 10,16,17,18,20,21,22 & 23	RESIDENTIAL SUBDIVISIONS
4	4,6,7 & 8 TRAVISTOCK ROAD, SOUTHBROOM	LAND
5	1 NCONDO PLACE, SECTION 704,UMHLANGA ARCH	SECTIONAL TITLE
6	20 BRITTLEWOOD CLOSE, ZIMBALI	RESIDENTIAL
7	SECTION 125 SOMERSET VALLEY ESTATE, 21 HAMBRIDGE AVENUE, SOMERSET PARK <b>DECEASED ESTATE</b>	SECTIONAL TITLE
8	UNIT 22 FORDELL, 244 MUSGRAVE ROAD, DURBAN.	SHAREBLOCK
9	2 ALPHEN CLOSE, WESTRIDGE, MITCHELLS PLAIN, CAPE TOWN	RESIDENTIAL
10	24 MILNER ROAD, ESSENWOOD, DURBAN <b>LIQUIDATION</b>	RESIDENTIAL
11	4 COMRIE ROAD, ATHOLL HEIGHTS, WESTVILLE	RESIDENTIAL

# ORDER OF SALES

## PROVISIONAL LIST

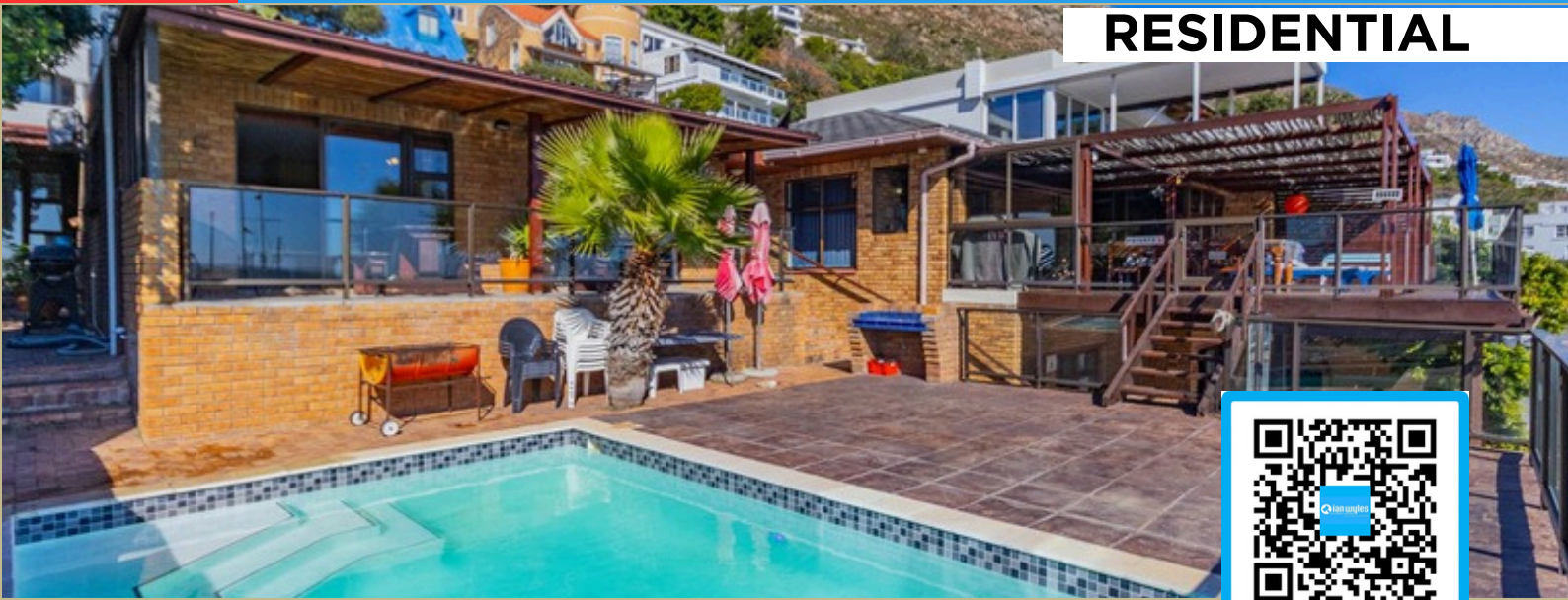


12	36 KINGS AVENUE, WESTVILLE	RESIDENTIAL
13	SS DE BEER PARK, UNIT 8, 145 JOSIAH GUMEDE ROAD, PINETOWN	INDUSTRIAL
14	SS DE BEER PARK, UNIT 8, 145 JOSIAH GUMEDE ROAD, PINETOWN	COMMERCIAL
15	23 CAVERSHAM ROAD, PINETOWN EXT 28, DURBAN	RESIDENTIAL
16	SECTIONS 1 & 2 BLAKENEY, 20 HARRIETTWOOD CRESCENT, UMBILO <b>BANK INSTRUCTION</b>	RESIDENTIAL
17	38 BURO CRESCENT , MAYVILLE, DURBAN	INDUSTRIAL





## RESIDENTIAL



Scan For Brochure

**159B Beach Road** is situated in Gordon's Bay, a small coastal harbour town within the City of Cape Town metropolitan area, positioned on the north-eastern edge of False Bay. The property lies along the beachfront strip, placing it in a prime seaside position with direct access to ocean views and coastal amenities

Prime beachfront living in Gordons Bay- Investment property.  
Comprising:

- Kitchen
- 2 x Lounges
- Dining Room
- 6 x Bedrooms
- 6 x En-suite Bathrooms
- Double Garage
- Swimming Pool / Entertainment area / Sauna
- Staff quarters
- Ocean Views



## BID PRICE



<b>Extent</b>	666 m <sup>2</sup>
<b>Monthly Rates</b>	R 4500.00
<b>Lease / Occupancy</b>	The Property is currently used as a Holiday Let with an average monthly income of R50 000.00
<b>VAT Status</b>	The Seller is NOT VAT registered. Transfer Duty Applicable

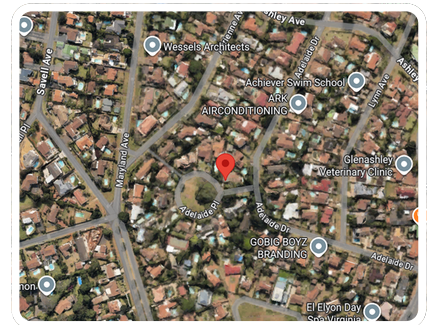
**COMMERCIAL**

Scan For Brochure

**217 Umbilo Road** is located in the inner-south of Durban, within the broader Umbilo / Congella-Berea Multi-use industrial /commercial units.

The property forms part of a multi - tenanted commercial/industrial complex.

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

**BID PRICE**

<b>Extent</b>	1252 m <sup>2</sup>
<b>Monthly Rates</b>	R 24 170.88 (estimated)
<b>Rental income</b>	+ - R62 600 (R50/m <sup>2</sup> )
<b>Lease/Occupancy</b>	Currently Vacant
<b>VAT Status</b>	The seller is VAT registered. VAT Applicable over and above the purchase price.



## RESIDENTIAL SUBDIVISIONS

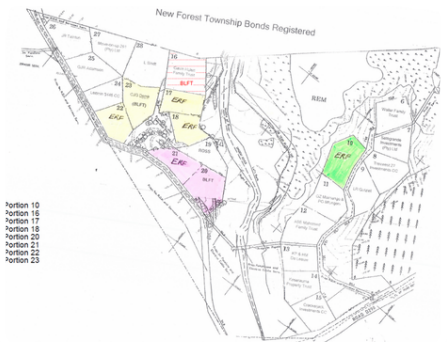


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The subject property is situated along **Nottingham Road** within the KwaZulu-Natal Midlands, a well-known inland region characterised by rolling hills, farmland, and countryside estates.

New Forest Development Sites, Comprises of 8 Plots

- Plot 10, 2645 m<sup>2</sup> (Riverfront)
- Plot 17, 1806 m<sup>2</sup> (Riverfront)
- Plot 18, 1709 m<sup>2</sup> (Riverfront)
- Plot 20, 2635 m<sup>2</sup> (Riverfront)
- Plot 21, 2793 m<sup>2</sup> (Not Riverfront)
- Plot 22, 1839 m<sup>2</sup> (Not Riverfront)
- Plot 23, 2370 m<sup>2</sup> (Not Riverfront)



**BID PRICE**



<b>Municipal Zoning</b>	Rural Residential.
<b>Monthly Rates</b>	R220.95 (Estimated)
<b>Monthly Levies</b>	R 1 671.36
<b>Lease / Occupancy</b>	Stands are currently undeveloped.
<b>VAT Status</b>	The Seller is VAT Registered - VAT Applicable over and above purchase the price.



## DEVELOPMENT



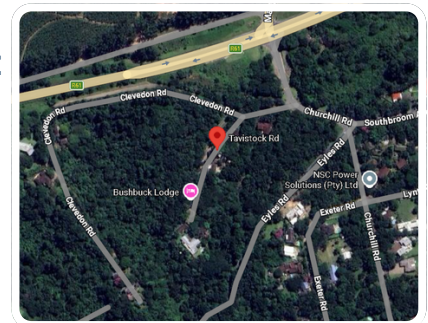
Scan For Brochure

The largest and most flexible development site in **Southbroom**. Rare chance to secure a massive coastal development footprint in Southbroom ~ Combined Extent: 35,349 m<sup>2</sup> of prime development land.

**Why this Development Opportunity Stands Out.**

- ✓ Premium coastal location in Southbroom
- ✓ Ideal for developers seeking high-growth coastal opportunities
- ✓ Large, contiguous land holding | 35,349 m<sup>2</sup>
- ✓ Strong scalability with possible adjacent acquisition
- ✓ Significant scale with expansion upside
- ✓ Ideal for master-planned development
- ✓ Multiple adjoining erven for flexible, phased development

**Property Overview** ~ Scalable Coastal Development Opportunity.

**BID PRICE**

<b>Extent</b>	35,349 m <sup>2</sup>
<b>Monthly Rates</b>	R 6 106,81
<b>Lease / Occupancy</b>	Vacant Land.
<b>VAT Status</b>	The Seller is NOT VAT Registered – Transfer Duty May Apply.



## SECTIONAL TITLE

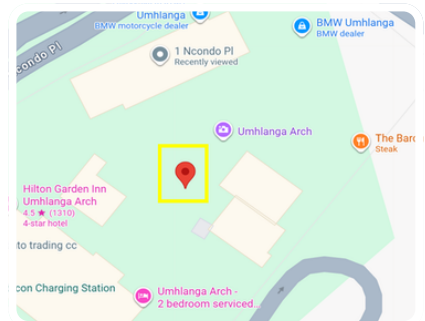


Scan For Brochure

The property is situated at **1 Ncondo Place** within the Ridgeside precinct of Umhlanga Ridge, approximately 15 km north of Durban. comprising a modern apartment offering beautiful sea and distant harbor views, perfectly positioned in the vibrant heart of Umhlanga.

comprising:

- Open Plan - Kitchen, Lounge & Dining Room
- 2 x Bedrooms
- 2.5 x Bathrooms
- Balcony
- 2 x Undercover parking bays
- 24 hour security
- Harbor views



BID PRICE

Extent	92 m <sup>2</sup>
Monthly Rates & Taxes( Incl Water)	R 4700
Levies	R 3 900.00
Lease / Occupancy	There is no lease in place. The tenant is on a month to month notice period from either side with a rental income of <b>R16 500</b> pm.
VAT Status	The Seller is NOT VAT Registered - Transfer Duty May Apply.

FINANCIAL  
INSTITUTION  
INSTRUCTION

Scan For Brochure

**20 Brittlewood Close** is situated within a highly sought-after section of Zimbali Coastal Estate, offering a secure, tranquil, and upmarket coastal lifestyle with excellent access to regional infrastructure and amenities.

Prestigious Zimbali Coastal Estate, Luxury home Comprising:

#### Ground Floor

- Entrance Hall
- Kitchen with scullery
- Open plan dining area
- 2 x Lounges ( 1 with a fitted bar)
- Guest bedroom with en-suite
- Double garage
- Garden
- Entertainment area, pool, deck, braai & jacuzzi



#### Upper Level

- 4 x Bedrooms
- 4 x En-suites
- Balcony

BID PRICE



<b>Extent</b>	1236 m <sup>2</sup>
<b>Monthly Rates</b>	R 3 762.29
<b>Monthly Levies</b>	TBA
<b>Lease / Occupancy</b>	Owner Occupied
<b>VAT Status</b>	The Seller is NOT VAT Registered – Transfer Duty May Apply.

**DECEASED ESTATE**

Scan For Brochure

**Section 125 Somerset Valley Estate** is situated in a well-established, secure residential suburb offering managed estate living with strong access to major commercial, retail, and transport infrastructure.

### The unit comprises:

- Open plan Kitchen, Lounge & Dining Room
- 2 x Bedrooms
- 2 Bathrooms (MES)
- Wooden deck
- Garden
- Single Garage

**BID PRICE**

<b>Extent</b>	130 m <sup>2</sup>
<b>Monthly Rates</b>	R 3 281.00
<b>Monthly Levies</b>	R2 643.00
<b>Lease / Occupancy</b>	The property is currently vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.



## SHAREBLOCK



Scan For Brochure

**Unit 72 Fordell at 244 Musgrave Road** is situated in a well-established, centrally located Durban suburb offering a combination of residential convenience, strong transport connectivity, and access to extensive urban amenities.

### This Beautifully presented **SHAREBLOCK Apartment** comprises:

- 3 Bedrooms and 2.5 Bathrooms - (Main Bedroom with En-suite Bathroom)
- Plus a Large Versatile Room - Suitable for Second Lounge / Dining area or Study / Home Office
- Parking: 2 Parkings - (Double Automated Garage for 2 Cars)
- Domestic Accommodation - Can also be used as a Storeroom
- Lots of Visitors Parking
- Panoramic 270-Degree Sea and City Views
- Spacious Open-plan Lounge and Dining area
- Modern Fully Fitted Kitchen with Granite Countertops and Separate Laundry /Utility.



**BID PRICE**

<b>Extent</b>	140 m <sup>2</sup>
<b>Monthly Rates</b>	R 7 198
<b>Lease / Occupancy</b>	The Property is currently vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer duty is applicable.



## RESIDENTIAL



Scan For Brochure

**2 Alphen Close** is situated in a mature residential suburb of Westridge, Mitchells Plain, offering affordable suburban living with good access to transport links, schools, and retail facilities

### **This Modern neat residence comprises:**

- 3 Bedrooms with built-in cupboards
- Main bedroom with walk-in closet
- Family bathroom (bath & shower)
- Spacious lounge and dining area
- Undercover braai/entertainment area
- Enclosed parking for 3 vehicles (remote garage)
- Modern kitchen with built-in stove & hob
- Alarm system with cameras
- Close to schools, shops & transport routes.



### BID PRICE



<b>Extent</b>	240 m <sup>2</sup>
<b>Monthly Rates</b>	R447.59 ( Estimated)
<b>Lease / Occupancy</b>	The Property is currently occupied by tenants Current Rental income of R13 000 (Excluding Utilities.)
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer duty is applicable.



## RESIDENTIAL



Scan For Brochure

**24 Milner Road** is located in the leafy suburb of Essenwood on Durban's Berea ridge, approximately 3 km northwest of the Durban CBD. The area is regarded as one of Durban's more established and sought-after residential neighbourhoods, known for its mix of heritage homes, modern apartments, and upmarket townhouses.

### This newly renovated residence comprises:

#### Ground Floor:

- Open plan Kitchen, Lounge, Dining Room & TV Room
- 4 x Bedrooms
- 4 x En-suites
- 2 Bedrooms (MES)
- Bar, Pool, CCTV System
- Veranda Upper Level

#### Lower Ground Floor:

- Double Garage
- Swimming Pool.



BID PRICE

<b>Extent</b>	408 m <sup>2</sup>
<b>Monthly Rates</b>	R 2 359.08
<b>Lease / Occupancy</b>	The Property is currently vacant.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer duty is applicable.



## INDUSTRIAL



Scan For Brochure

**Unit 2, 7 Mountain Ridge Road** is situated within the industrial-commercial node of New Germany, west of central Durban and adjacent to Pinetown. The locality is primarily known for light industrial, warehousing, engineering, and mixed office-industrial uses, with a strong presence of manufacturing and logistics businesses.

This versatile double-storey property offers a total floor area of 1180m<sup>2</sup>, comprising:

- 600m<sup>2</sup> industrial ground floor and 500m<sup>2</sup> of corporate office space on the first floor.
- Both levels are accessed via a shared main entrance but are fully self-sufficient, each equipped with their own kitchen and ablution facilities, making the property well suited for occupation by two separate businesses.

### **Ground Floor - Industrial Space (approx. 600m<sup>2</sup>)**

- Spacious workshop with two roller shutter doors
- Additional section with a third roller door, ideal for dispatch or secure storage
- 150 amps of three-phase power available
- 3 x lock-up storage garages included
- Large yard area with parking for up to 27 vehicles

### **First Floor - Office Space (approx. 500m<sup>2</sup>)**

- Fully carpeted throughout with multiple executive offices
- Flexible internal layout, easily reconfigured to suit operational needs
- Offers panoramic views over Pinetown, adding a premium feel to the space
- 4 ton truck access, No container access

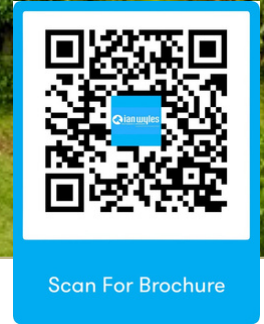


## BID PRICE

<b>Extent</b>	1180 m <sup>2</sup>
<b>Monthly Rates</b>	R 19 274
<b>Monthly Levies</b>	R 8 479.17
<b>Lease / Occupancy</b>	Currently occupied, Lease expires in June 2007. Receives a rental income of R54 400 + VAT per month, IF the whole premises were let out the income would be over R 100 000 + Vat per month
<b>VAT Status</b>	The seller is VAT registered. VAT Applicable over and above purchase price.



RESIDENTIAL



**Prime Atholl Heights Opportunity - Versatile Family Home or Business Premises** - Atholl Heights provides a sense of privacy and tranquillity, while still being conveniently located near major access routes such as the M13, making commuting simple and efficient.

**Property Features:**

- 5 Bedrooms / Offices
- 4 Bathrooms
- 2 En-suite bathrooms
- 3 Spacious living areas
- 3 Automated garages
- Ample parking for staff or customers
- 11KW solar panel system

This is a rare opportunity to secure a property that effortlessly combines comfortable family living with strong business potential.



<b>Extent</b>	2 033 m <sup>2</sup>
<b>Monthly Rates</b>	R 1 808.23
<b>Lease / Occupancy</b>	The property is occupied by the owners.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.



## RESIDENTIAL



Scan For Brochure



## BID PRICE



**36 Kings Avenue** is a large, versatile property in a prime Westville location, currently functioning as a guesthouse but equally suited to luxury residential or mixed-use purposes. The surrounding area is stable, accessible, and desirable, with strong infrastructure and consistent property demand.

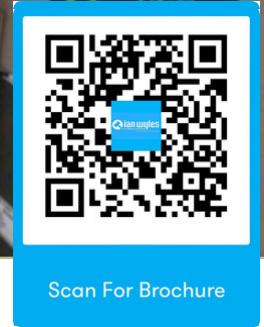
***A standout Expansive 8-Bedroom Family Home with Established Air BnB Income comprising:***

- Kitchen, Dining Room , Lounge
- 8 x Bedrooms
- 8 x Ensuites
- Guest Toilet
- Laundry Room, Storage Facilities, Aircon, Pool, Deck, Patio, Koi Pod, Garden, Water Tanks, Built-in Braai area.
- Double Garage, 8 x Parking Bays
- Access Gate, Electric Fencing & CCTV System

<b>Extent</b>	1 630 m <sup>2</sup>
<b>Monthly Rates</b>	R 6 135,51
<b>Lease / Occupancy</b>	The property is occupied by the owners. Potential Rental income over the past couple of months: · Jan ~ R82 880.05 , Feb ~ R71 779.53, Mar~ R97 891.66, Apr~ R83 823.29, May ~ R53 250.20 (as per confirmed bookings so far.)
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.



**INDUSTRIAL**



This location is best suited for Commercial offices, Warehousing or light industrial use, Trade retail or service businesses needing visibility and access, It benefits from excellent transport links, strong business activity, and central positioning within Pinetown.

***This 808m2 light industrial / retail unit comprises:***

- 3m Roller shutter door
- Heavy daily commuter traffic
- Situated on the ground floor
- High foot traffic area
- Well maintained property
- Reception and office component - Ideally suited for light industrial, motor trade or the retail sector



<b>Extent</b>	808 m <sup>2</sup>
<b>Monthly Rates</b>	R 15 505.23
<b>Monthly Levies</b>	R 11 9014.00
<b>Lease / Occupancy</b>	The property is vacant
<b>VAT Status</b>	The seller is VAT registered. VAT Applicable over and above purchase price

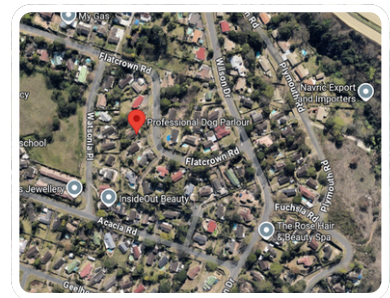
**COMMERCIAL**

Scan For Brochure

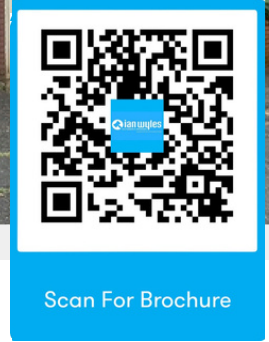
**23 Caversham Road** is located in a central, well-connected suburb with strong amenities and schooling options offering a blend of lifestyle convenience and historic charm

*The property presents an outstanding opportunity for developers and investors. The existing structure has been partially demolished, offering a blank canvas to design and develop according to your specific vision. Ideally suited for light industrial, office, or retail use, the property provides exceptional flexibility.*

*There is also exciting potential for student accommodation development, given its proximity to a nearby teachers' training college.*

**BID PRICE**

<b>Extent</b>	3 648 m <sup>2</sup>
<b>Monthly Rates</b>	R 8387.49 (estimated)
<b>Monthly Levies</b>	TBA
<b>Lease / Occupancy</b>	The property is occupied by the tenants. Rental Income of R23 760.00
<b>VAT Status</b>	The seller is VAT registered. VAT Applicable over and above purchase price



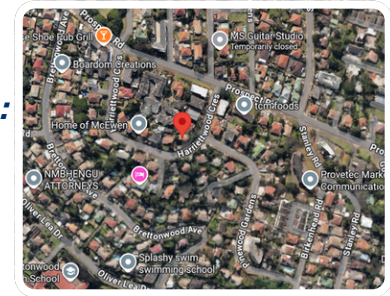
**20 Harriettwood Crescent** is located in a central, affordable inner-city suburb with strong access to CBD, Harbour and Major transport routes

**Section 1 “Blakeney”, 20 Harriettwood Crescent a 109 m<sup>2</sup> first floor apartment, comprising :**

- 3 x Bedrooms Kitchen
- Lounge / Dining area
- Bathroom
- Separate toilet
- Single lock up garage
- Balcony

**Section 2 “Blakeney”, 20 Harriettwood Crescent a 108 m<sup>2</sup> first floor apartment, comprising :**

- 3 x Bedrooms Kitchen
- Lounge / Dining area
- Bathroom
- Separate toilet
- Single lock up garage
- Balcony



**BID PRICE**

<b>Extent</b>	Section 1: 109 m <sup>2</sup> (Mother Erf: 585m <sup>2</sup> ) Section 2: 108 m <sup>2</sup> Per Section
<b>Monthly Rates</b>	Section 1: R 718.50 / Section 2: R 730.47
<b>Lease / Occupancy</b>	<b>Section 1</b> is leased on a month-to-month basis at R8 000.00 (excluding lights and water charges) <b>Section 2</b> is leased on a month-to-month basis at R7 500.00 (excluding lights and water charges)
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty May Be Applicable.
<b>Comments</b>	There are no levies applicable to the Scheme. There is an outbuilding on the property measuring approximately 20 m <sup>2</sup> and can be leased to generate additional income for the owners. Each section has exclusive use of a single lock up garage.



INDUSTRIAL



Scan For Brochure

**38 Buro Crescent** is Situated in a strategic location close to the Durban CBD, this property combines accessibility, practicality, and excellent business potential.

***The property features:***

- 7 secure dedicated basement parking bays within a gated and lockable area, along with an additional 4 to 5 parking bays in front of the building for staff and visitors.
- A dedicated loading bay area allows for efficient deliveries and dispatch operations.
- Reception area,
- 12 private and shared office spaces, a storeroom, toilets, showers, and a spacious warehouse/workshop area.
- The layout is ideally suited for warehousing, manufacturing, distribution, or light industrial use.



BID PRICE

<b>Extent</b>	1 454m <sup>2</sup>
<b>Monthly Rates</b>	R 20 519.40
<b>Monthly Levies</b>	R 3000.00
<b>Lease / Occupancy</b>	The property is occupied by the owners.
<b>VAT Status</b>	The seller is NOT VAT registered. Transfer Duty Applicable.



# UPCOMING AUCTIONS

<b>ONLINE TIMED VEHICLE AUCTION</b>	19 - 21 May 2026
<b>LIVE AUCTION</b>	24 June 2026
<b>LIVE AUCTION</b>	29 July 2026
<b>LIVE AUCTION</b>	19 August 2026
<b>LIVE AUCTION</b>	16 September 2026
<b>LIVE AUCTION</b>	29 October 2026
<b>LIVE AUCTION</b>	18 November 2026
<b>LIVE AUCTION</b>	9 December 2026

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# THANK YOU!


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