



# ian wyles

AUCTIONEERS & APPRAISERS

*Exceptional Service from Exceptional People*

**SECTIONAL TITLE**

**29 JULY 2026**

11 am

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



NAA National Auctioneers

**By Appointment**

**Slie Dlamini**

**072 543 7743**

**031 579 4403**

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

**183 PRINCE STREET,  
UNIT 77 SS BENCORRUM, DURBAN**

# 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



South Beach is a well-established coastal suburb located on Durban's Golden Mile, offering easy access to beaches, public transport, the CBD, and major attractions. It is a high-density residential and holiday destination popular with both permanent residents and investors.

- Nearby Amenities
- Approximately 400m from Addington Beach.
- Approximately 1.2km from uShaka Marine World.
- Approximately 1.6km from Durban ICC.
- Approximately 4.5km from Durban Botanic Gardens.

Easy access to public transport, shopping facilities, schools, and hospitals.

# PROPERTY INFORMATION

|                              |   |
|------------------------------|---|
| General Property Address     | 183 Prince Street, UNIT 77 SS BENCORRUM, Durban,<br>KwaZulu -Natal  |
| Title Deed Information       |   |
| Title Deed Description       | Sect 77 of plan 192/1982, eThekweni Municipality, KwaZulu-Natal.  |
| Extent                       | Erf: <b>4917 m<sup>2</sup></b><br>Under Roof: <b>53m<sup>2</sup></b>  |
| Title Deed Number            | ST3422/2024   |
| Municipal Information Zoning | Residential   |
| Levies                       | R 1500.00   |
| Monthly Rates                | R 318.38  |
| Lease/ Occupancy             | The property is currently being used as a B&B.  |
| VAT Status                   | The seller is VAT registered. VAT applicable over and above purchase price.   |
| 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

## **Established Furnished B&B Apartment for Sale – Sold as a Going Concern.**

An exceptional opportunity to acquire a successful and fully furnished two-bedroom Bed & Breakfast, sold as a business in operation with financials available upon request.

Ideally situated within walking distance of the iconic uShaka Marine World and Durban's popular beachfront promenade, this property is perfectly positioned to cater to both holidaymakers and business travellers. The apartment is in a safe and secure apartment block, offering peace of mind for owners and guests alike.

### **Property Features:**

- 2 Modern Bedrooms
- 1 Modern Bathrooms
- Furnished
- Open-Plan Lounge and Dining Area
- Modern Finishes Throughout
- Excellent Condition – Move-In Ready
- Secure Apartment Block
- Established B&B Business with Proven Income Potential

This is a rare investment opportunity for buyers looking to step into an established hospitality business in one of Durban's most sought-after beachfront locations.



# GALLERY







