



ian wyles

AUCTIONEERS & APPRAISERS

COMMERCIAL

23 JUNE 2026

11 am

The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rock

Live on ZOOM



NAA National
Auctioneers
Association

By Appointment

Slie Dlamini

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**UNIT 5 GLADSTONE COURT,
514 LILLIAN NGOYI ROAD,
MORNINGSIDE, 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



Situated Unit 5, Gladstone Court, 514 Lillian Ngoyi Road is situated in the vibrant suburb of Morningside, one of Durban's most desirable residential and mixed-use precincts. Positioned on the Berea ridge, Morningside offers a blend of residential, commercial, and lifestyle amenities, making it a popular choice for professionals, families, and investors.

ADDITIONAL INFORMATION

General Property Address	514 LILLIAN NGOYI ROAD, KWAZULU -NATAL
Title Deed Information	
Title Deed Description	Erf130, section 5 of plan 34/1982, Durban, eThekwini Municipality,
Extent	745 m ²
Title Deed Number	ST805/2022
Municipal Information Zoning	Commercial
Levies	R 1 320.00
Monthly Rates	Estimated R1247.72
Lease/ Occupancy	The property is occupied by the tenants. Rental income of R12 000pm.
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

Turnkey investment sold fully furnished.

Prime commercial office space ideally positioned on the corner of two busy roads in sought-after Morningside. This versatile sectional title ideal for professionals, consultants, or investors seeking strong rental potential.

The unit is currently configured into 3 separate private offices, allowing for multiple tenants and maximised rental income.

**Prime corner position with high visibility
3 private offices - Generating a monthly income of R12 500,00 per month
Kitchenette and private bathroom, Storeroom, Air-conditioned offices,
Parquet wooden flooring, sold with furniture included.**

Excellent income-generating potential, Secure and well-maintained office block.

**Urgent sale – serious buyers only.
Call/WhatsApp me now.**



GALLERY







