



ian wyles

AUCTIONEERS & APPRAISERS

COMMERCIAL LIQUIDATION

23 JUNE 2026

11 am

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

Live on ZOOM



NAA National
Auctioneers
Association
Auctioneer

By Appointment

**CRAIG
WOOD**

083 799 4403

031 579 4403

www.ianwyles.co.za

**9 CANTERBURY GROVE,
BEREA, KWAZULU -NATAL.**

AUCTION

AUCTION TERMS & CONDITIONS

- 5% Deposit of the bid price payable by the Purchaser on the fall of the hammer
- 8% 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 the 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



9 Canterbury Grove is situated in the well-established suburb of Berea, one of Durban's most sought-after residential areas. Perched on an elevated ridge overlooking the city and the Indian Ocean, Berea is renowned for its leafy streets, historic character homes, panoramic views, and central location.

The area offers a diverse mix of residential properties, ranging from elegant colonial-era residences and spacious family homes to modern apartments and sectional title developments. Berea appeals to families, professionals, investors, and students alike due to its excellent accessibility and urban convenience.

PROPERTY INFORMATION

General Property Address	9 Canterbury Grove, Berea, KwaZulu Natal.
Title Deed Information	
Title Deed Description	RE of erf 6071, Durban, eThekweni, KwaZulu -Natal.
Extent	582 m ²
Title Deed Number	T1030/2024
Municipal Information Zoning	Commercial
Rates	R 5972.89
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	Vacant
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

A split-level, double-volume commercial building situated on the busy King Dinuzulu Road in Bulwer, Durban, offering excellent visibility and accessibility within a well-established mixed-use commercial area. Benefiting from high volumes of passing vehicle and pedestrian traffic, the property is ideally suited for commercial, showroom, warehouse, office, or service-based businesses.

The property comprises:

- 2 interleading warehouses each with single office units
- Ablution facilities
- Garage facilities
- Storage areas
- Off- Street secure Parking/ Loading.

Additional features include:

- High-exposure main road frontage
- Excellent signage and branding potential
- Easy access to public transport and major freeways
- Flexible commercial usage opportunities
- Strong visibility and passing trade
- Established commercial surroundings
- In addition, the property has rear access to the warehouse facility from King Dinuzulu Road via a common driveway.



GALLERY















