



COMMERCIAL LIQUIDATION

30 SEPTEMBER 2026

11 am

**The Oyster Box Hotel
2 Lighthouse Road
Umhlanga Rocks**

Live on ZOOM



NAA National Auctioneers Association

By Appointment

CRAIG WOOD

083 799 4403

031 579 4403

www.ianwyles.co.za

**278 LENNY NAIDU DRIVE, CHATSWORTH,
KWAZULU -NATAL.**

A U C T I O N -

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.
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- 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 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 in the heart of Bayview, Chatsworth, this well-positioned property enjoys excellent accessibility two road frontages and strong surrounding amenities. Lenny Naidu Drive is a busy and well-established commercial and residential node, offering high visibility and convenient access to major transport routes.

The area is surrounded by a mix of retail centres, schools, places of worship, medical facilities, and public transport options, making it a highly sought-after location for both business and residential purposes. Chatsworth is known for its vibrant community atmosphere, established infrastructure, and steady growth in commercial activity.

PROPERTY INFORMATION

General Property Address	278 Lenny Naidu Drive, Chatsworth, KwaZulu-Natal.
Title Deed Information	
Title Deed Description	Ptn 109 [PTN 115] Erf 80, CHATSWORTH, ETHEKWINI.
Extent	1616 m ²
Title Deed Number	T4977/2009
Municipal Information Zoning	Commercial
Monthly Rates	R22 867.32
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

This well-positioned double-storey commercial property offers exceptional versatility and investment potential within a prominent commercial node. Designed to accommodate a variety of business operations, the property is ideal for retail, warehousing, hospitality, entertainment, or mixed-use commercial purposes.

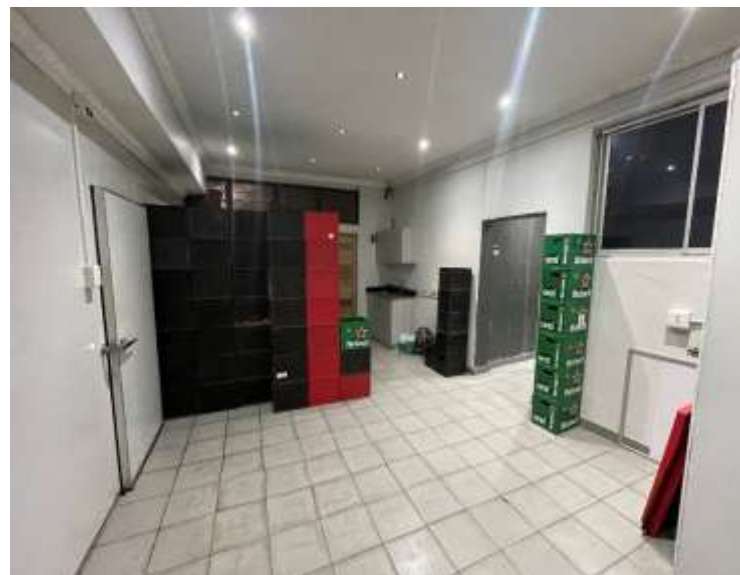
The ground level comprises three versatile units suitable for retail, storage, or warehouse use, complemented by platformed office spaces and ablution facilities. The practical layout provides flexibility for multiple tenants or owner-occupier operations.

The upper level consists of a spacious open plan area, featuring open-plan bar, restaurant, and dance floor areas, together with office components, a fully commercial kitchen, scullery, built-in cold room, and ablution facilities.

With its adaptable layout, strong commercial appeal, and multiple usage possibilities, the property presents an outstanding opportunity for investors and business owners alike.



GALLERY



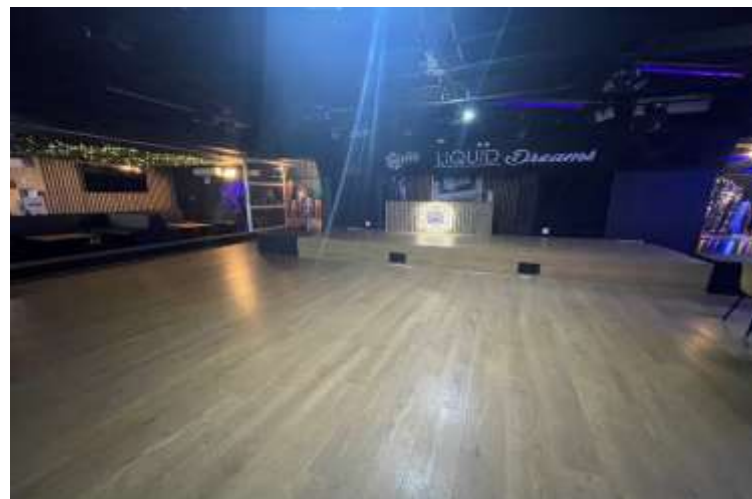
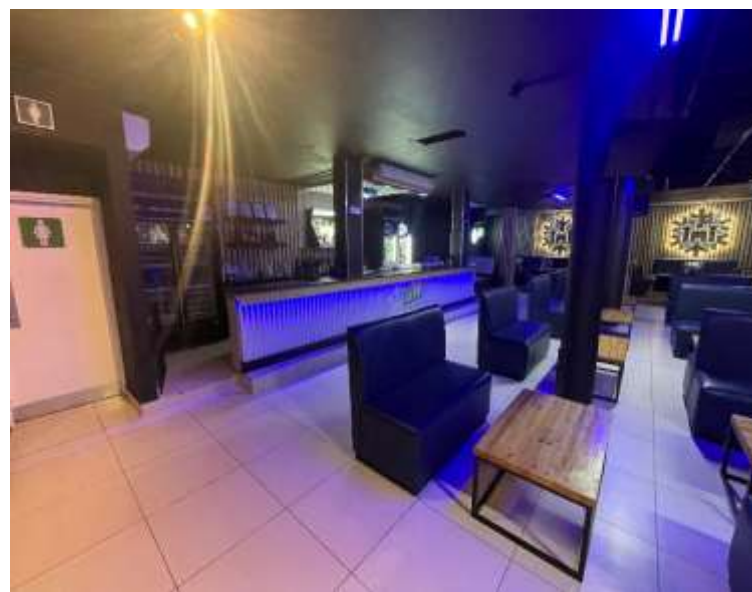
Unit 1

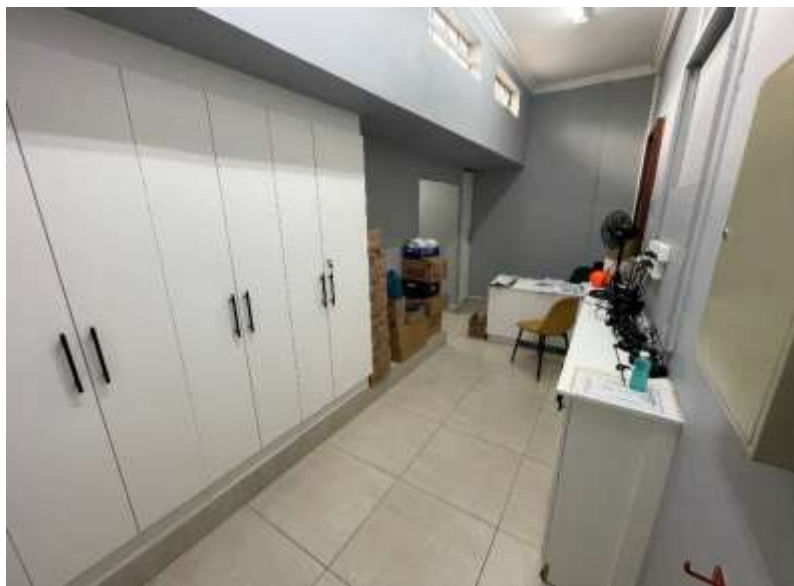


Unit 2



Unit 3





Unit 3



Unit 3



