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DECEASED ESTATE

30 SEPTEMBER 2026

11 am

The Oyster Box Hotel

**2 Lighthouse Road
Umhlanga Rocks
KwaZulu-Natal**

Live on ZOOM



**NAA National
Auctioneers
Association**

By Appointment

CRAIG WOOD

083 799 4403

031 579 4403

www.ianwyles.co.za

**74 PERCY OSBORN ROAD, MORNINGSIDE,
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
- 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

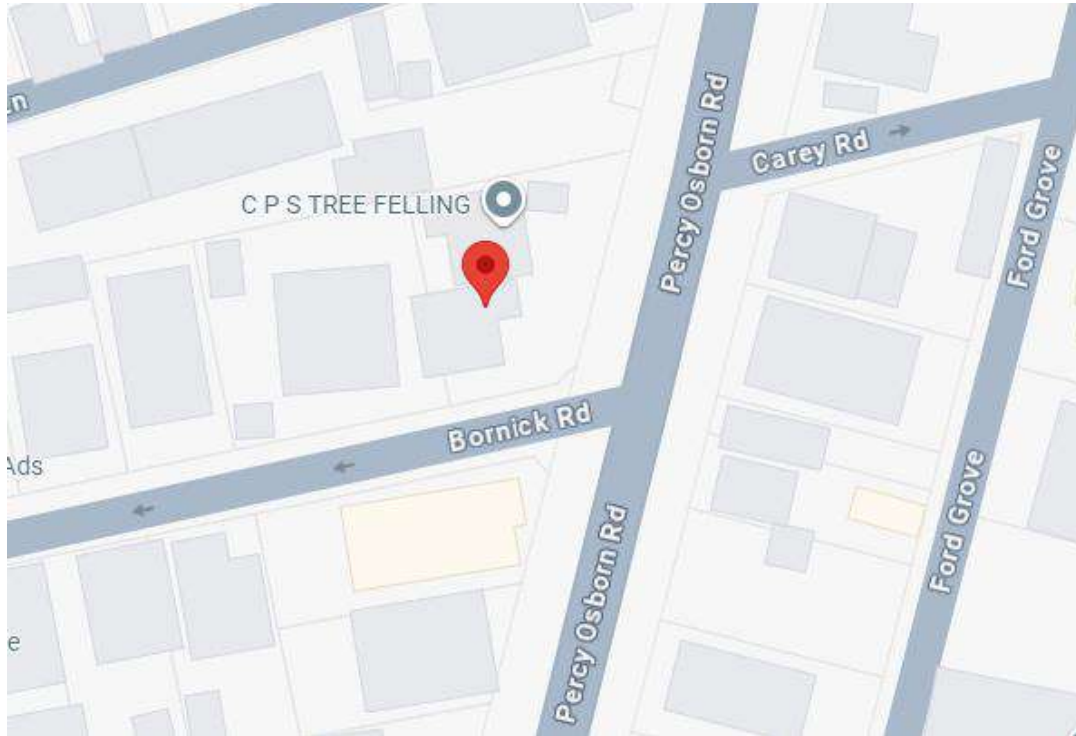
BANKING DETAILS

Name of Bank:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners <u>Regulatory Authority</u> Approved Trust Account)
Account Number:	050078038
Branch Name:	Standard Bank Kingsmead
Swift Code:	SBZA ZA JJ
Branch Code:	051001
Reference:	Your Name and Property Address
Account type:	Property Practitioners Trust

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 central suburb of Morningside, Durban, 27 Osborn Road enjoys a convenient location close to a wide range of amenities. Morningside is known for its leafy streets, established homes and central position, offering easy access to Durban CBD, the beachfront, Musgrave, Florida Road and major transport routes.

The area is popular with families and professionals due to its proximity to reputable schools, medical facilities, shopping centres, restaurants and entertainment venues. Morningside offers a desirable combination of suburban living and city convenience, making it an attractive location for homeowners, investors and tenants alike.

PROPERTY INFORMATION

General Property Address	74 Percy Osborn Road, Morningside.
Title Deed Information	
Title Deed Description	Ptn 2, Erf 197, Morningside, Durban, KwaZulu -Natal.
Extent	Erf size -583m ² Under Roof -100m ²
Title Deed Number	T20997/2008
Municipal Information Zoning	Commercial
F.A.R	1.2
Rates	Estimated +- R 5 614.73
VAT Status	The seller is NOT VAT registered. Transfer Duty Applicable.
Lease/ Occupancy	The property is currently 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

Commercial Property in the Heart of Morningside.

Well-positioned in Morningside, this commercial property offers Road and convenient vehicle access from Dulwich Road.

The property comprises a single-storey plastered and painted building under a corrugated steel-sheeted roof, offering a practical layout suitable for a variety of professional or commercial uses.

Accommodation includes:

- Welcoming reception area
- Bathroom with shower and toilet
- Office 1 with concrete flooring
- Office 2 with Oregon pine flooring
- Admin office with Oregon pine flooring
- Office 3 with Oregon pine flooring
- Kitchen with tiled flooring

Additional improvements include a five-bay steel-sheet roof carport, together with a concreted yard providing convenient on-site parking and vehicle access.

This centrally located property presents an excellent opportunity for businesses seeking a prominent, accessible commercial premises in Morningside.



GALLERY





