

Exceptional Service from Exceptional People

LIQUIDATION

29 OCTOBER 2026

11:00 am

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

Live on ZOOM



NAA National
Auctioneer Auctioneers
Association

By Appointment

WESLEY JOHNSTON

069 249 3242

031 579 4403

www.ianwyles.co.za



COMMERCIAL PROPERTY

**374 A ANTON LEMBEDE ROAD,
(SMITH STREET) 12 OLD WELL COURT, 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

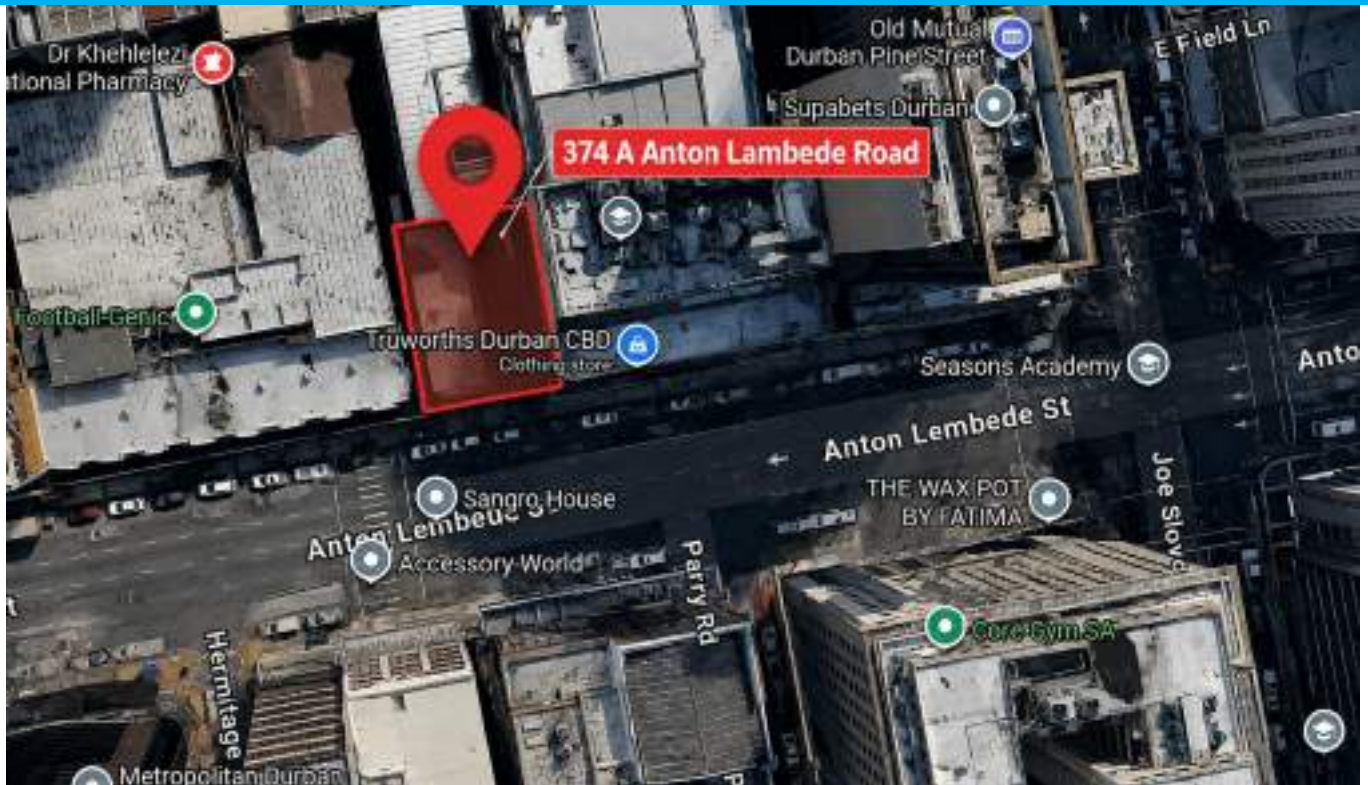
BANKING DETAILS

Name of Bank:	Standard Bank
Name of Account:	Ian Wyles Auctioneers and Appraisers (PTY) LTD (Property Practitioners Regulatory Authority 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



Located in the heart of Durban Central, 374A Anton Lembede Road enjoys a prominent and highly accessible position within the CBD. The area is surrounded by established retail, commercial and service businesses, with excellent visibility and strong pedestrian and vehicular activity. The property benefits from its proximity to major transport routes, public amenities and key commercial destinations, making it well suited for a variety of business and investment opportunities.

PROPERTY INFORMATION

General Property Address	374 A Anton Lembede Road, Durban, KwaZulu -Natal.
Title Deed Information	
Title Deed Description	Section 1,2,3,4,5,6,7 SS Smithwood House, Plan 635/1996, Erf 11038 Durban Central, eThekwini, KwaZulu-Natal.
Extent	1102 m ²
Title Deed Number	ST46774/2008
Municipal Information Zoning	Commercial (General Business)
Monthly Rates	R24 735.76 pm
Lease/ Occupancy	Ground floor & 1st floor occupied by Durban Exclusive Bar & Restaurant. Floors 2,3,4 & 5 are vacant. The remainder of the building has been left vacant for a substantial period of time.
VAT Status	TBC
General Comments	The subject property is in poor 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

The Subject Commercial Property Comprises 7 Individual Sections Within a 5 Storey Building Consisting of:

Ground Floor: Entrance Foyer to the rest of the building.
(Durban Exclusive Foods) (63 m²)

- ✓ Kitchen/ Lounge/ Bar/ Restaurant.

First Floor: (Bar/Entertainment area) (Durban Exclusive Foods) (133 m²)

- ✓ Open plan Bar serving area/ Toilets/ Office

Second Floor: (Vacant) (230 m²)

- ✓ Toilets at second floor landing. (Vandalised)
- ✓ 5 Large Rooms/ Apartments previously used by DCC
- ✓ Kitchen & ablutions vandalised

Third Floor: (Vacant) (230 m²)

- ✓ 4 x Apartments/ Offices (no ablutions)
- ✓ Kitchen & ablutions vandalised

Fourth Floor: (Vacant) (230 m²)

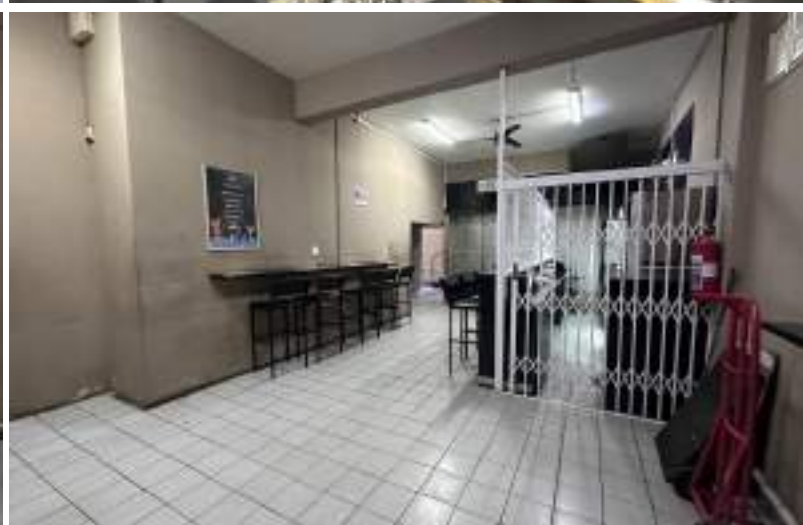
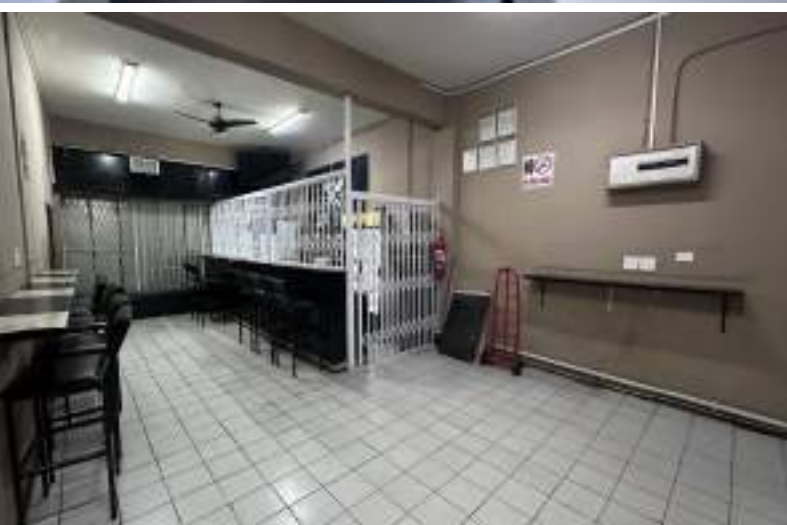
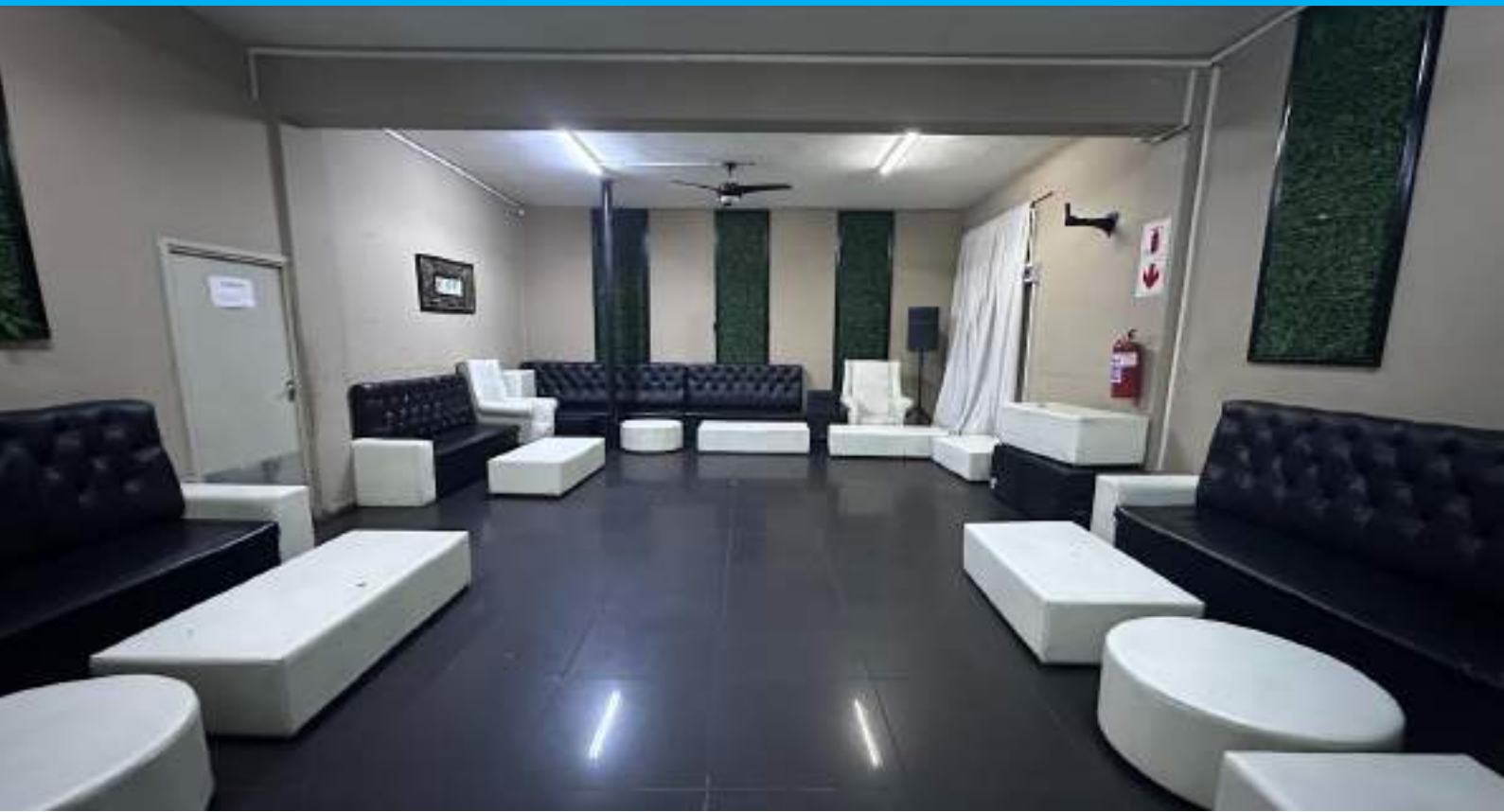
- ✓ 4 x Rooms/Offices
- ✓ Kitchen & ablutions vandalised

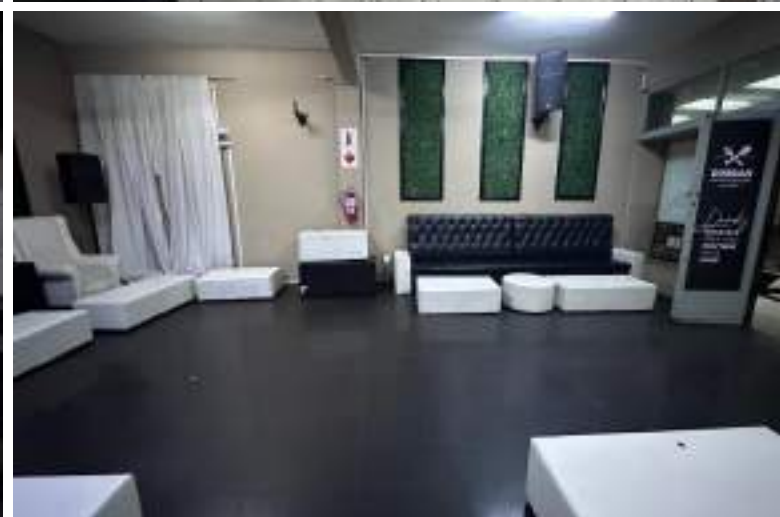
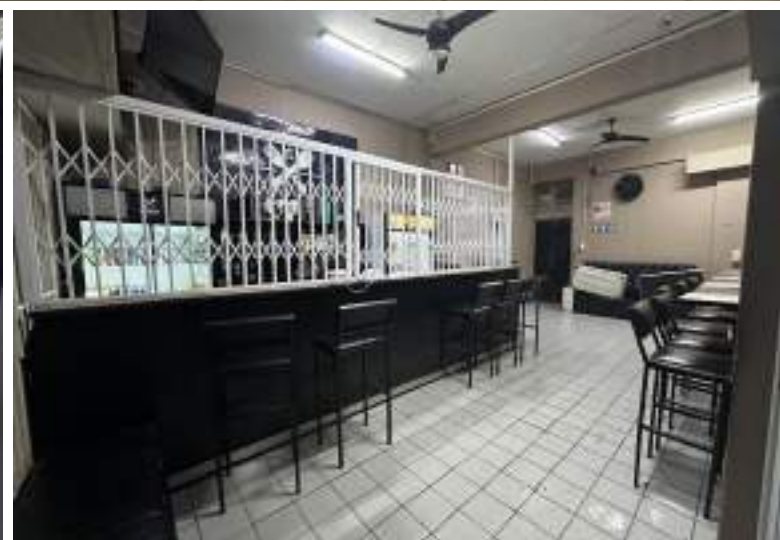
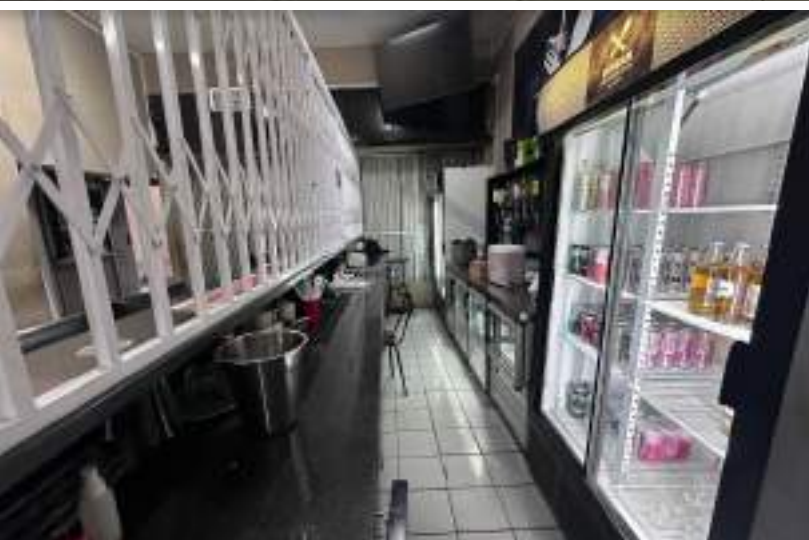
Fifth Floor: (Vacant) (216 m²)

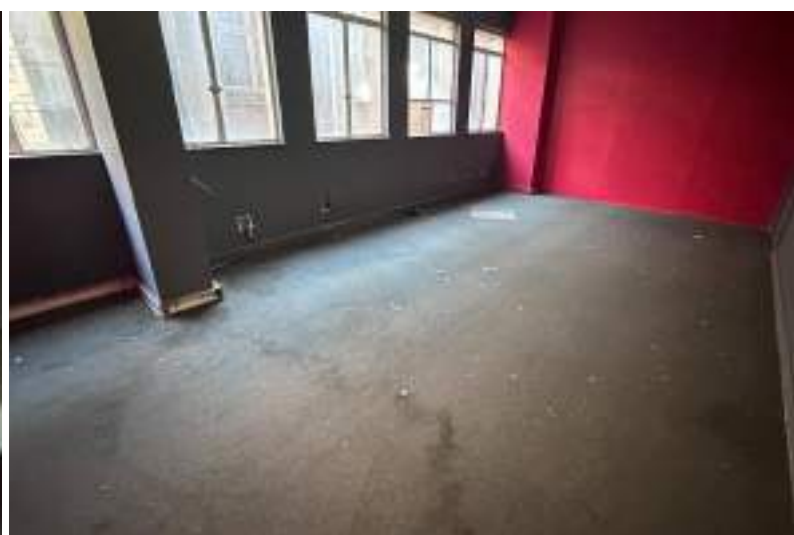
- ✓ 4 x Rooms/offices (open plan) Shower area (incomplete)
- ✓ Toilet with shower
- ✓ Kitchen and ablutions vandalised

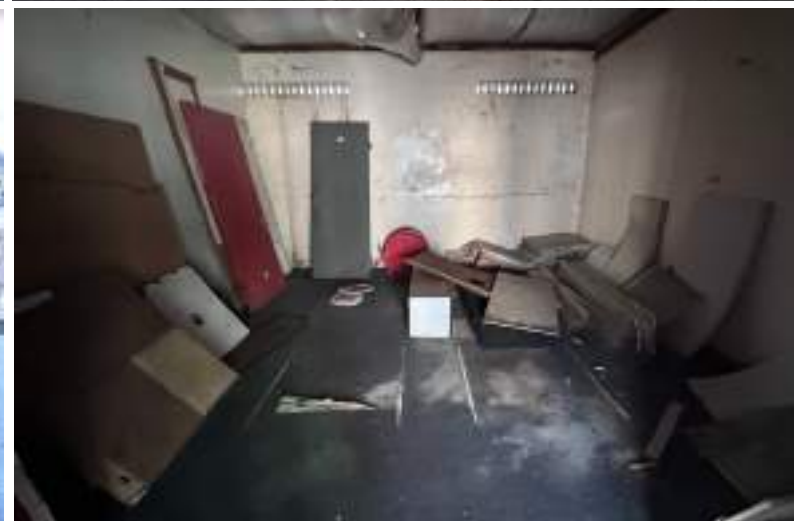
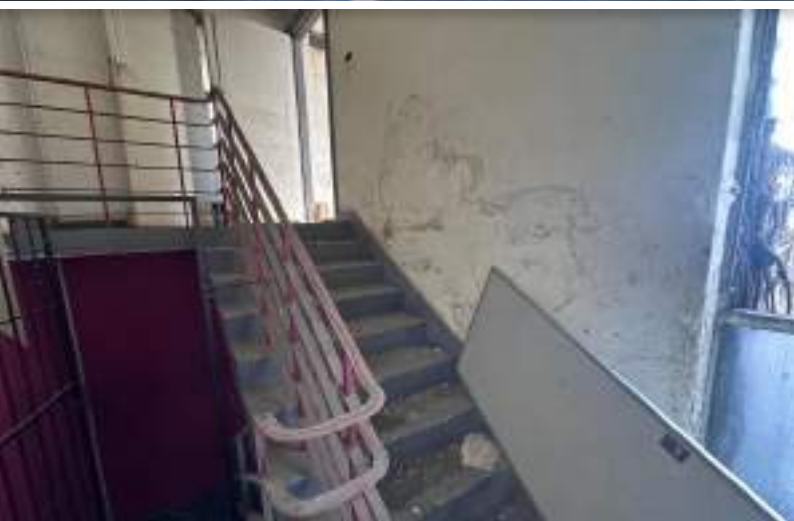


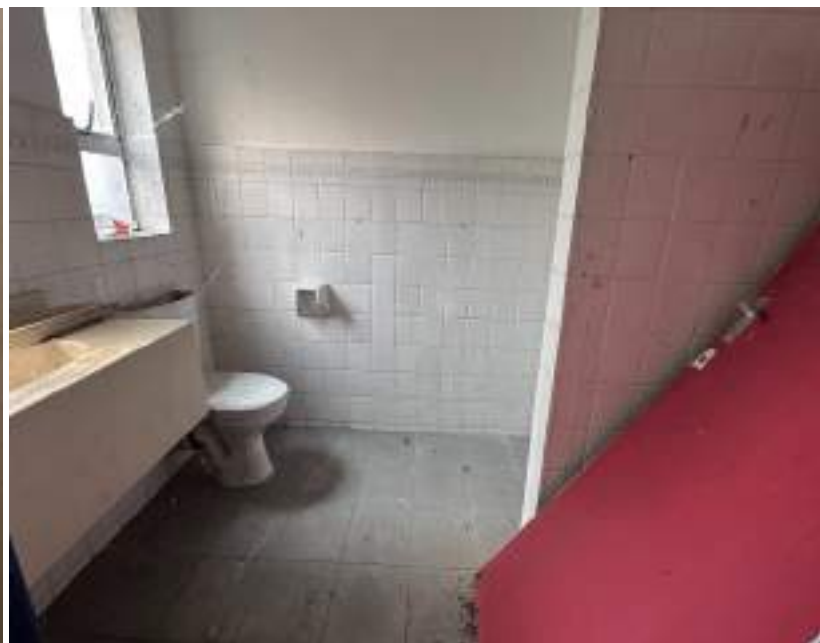
GALLERY











ZONE: GENERAL BUSINESS (CENTRAL)			
SCHEME INTENTION: To provide, preserve, use land or buildings for: • Intense commercial and or business activities. • Spatial Development and sustainable function of the Central Business District. • This zone shall apply to the Durban Central Business area demarcated by Figure 1 of Section 8.			
MAP COLOUR REFERENCE: Dark Blue with White Hatch		MAP REFERENCE:	
PRIMARY		SPECIAL CONSENT	PRECLUDED
• Adult Premises • Arts and Crafts Workshop • Betting Depot • Boarding House • Bus and Taxi Depot • Car Wash • Crèche • *Dwelling House • Educational Establishment • Escort Agency • *Flat • Flea Market • Funeral Parlour • Garden Nursery • Government/ Municipal • Health & Beauty Clinic • Health Studio • Hotel		• Industrial - Light • Institution • Laundry • Market • Motor Display Area • Motor Vehicle Test Centre • Museum • Nature Reserve • Office • Offices - Medical • Pet Grooming Parlour • Place of Public Entertainment • Place of Public Worship • Restaurant/ Fast Food Outlet • Shop • Sports and Recreation • Transport Depot • Utilities Facility • Veterinary Clinic • Warehouse • Zoological Garden	• Builders Yard • Cemetery/Crematorium • Correctional Facility • Fuelling and Service Station • Mortuary • Motor Garage • Motor Workshop • *Parkade • Recycling Centre • Reform School • Retirement Centre • Special Building • Telecommunication Infrastructure • Student Residence • Any other use authorised in terms of Section 9.4 (Important Buildings and Objects)
• All other uses not indicated in the Primary and Special Consent columns			
ADDITIONAL CONTROLS – DEVELOPMENT PARAMETERS			
• *Dwelling House/Flat not permitted on the ground floor. • In a Commercial zone residential use may be permitted at ground floor level where the design of a building is such that the residential use is not contiguous with the street. • *Parkade: 1. Parking shall be read in conjunction with the Durban CBD Plan (see section 8.6 of this scheme); 2. Within the area indicated on Figure 5 CBD Durban, Parkade shall be permitted subject to the following restriction: • the site shall have a minimum street frontage of 45.0m; • there shall be minimum spacing between access point of 45.0m; and • there shall be a maximum of 450 bays served by each access point. 3. Notwithstanding the provisions of Sub-section 8.5 within District B, bonus bulk shall be applicable and an amount representing not more than 20% of the total permissible floor area (PFA) shall not be taken into account where such amount is to be used for the parking of motor vehicles. • On Erf 11952 Durban a parkade shall be freely permitted. For additional controls relating to floor area read in conjunction with parking, refer to sub-section 5.1.2 of this scheme.			
1. HEIGHT In calculating the height of any building the following shall be taken into account: (a) No part of any building on a site in a General Business (Central) Zone shall project above a line drawn at an angle of 59° to the horizontal from a point at street level on the opposite boundary of any street which the site upon which the building is situated has frontage; provided that the Municipality may by Special Consent authorise a lift motor room or lift tower, an electricity transformer and meter room, a mechanical ventilation or air-conditioning plant room, a water tank and any architectural or structural feature of the building to project above the 59° angle line.			

- (b) In the case of any building on a corner site fronting onto streets of different widths, the line referred to in paragraph (a) hereof, shall be drawn as aforesaid provided that in respect of the first 30,0 metres of the frontage along the narrower street, measured from the street corner, the said line shall be drawn as if the width of such narrower street was that of the wider street.
- (c) The provisions of paragraph (a) and (b) hereof shall not apply: -
- (i) to that part of a building having frontage to a vehicular street which, from a height of 15,0 metres or less above street level, is set back for its full remaining height a distance not less than 5,0 metres from any building line, or where there is no building line from the boundary of any road reserve (existing or as contemplated in terms of this Scheme) to which the building will have frontage provided that every such setback shall, unless the Director: Spatial Planning and Land Use Management otherwise directs, extend over the whole length of such frontage;
 - (ii) to that portion of a building which fronts a non-vehicular street to the extent that compliance with such provisions along any frontage to a vehicular street is not affected;
 - (iii) where the Municipality has agreed to the encroachment of a building above any street, existing or as contemplated in terms of this Scheme, to such portion of such building and, if the encroachment is to the full width of such street, to such portion of any building directly facing the encroaching building on the opposite side of such street, as the Municipality in its absolute discretion may determine;
- provided that no such building may, without the Special Consent of the Municipality be built to a height which exceeds 110,0m.

2. Parking shall be in accordance with Figure 1 of Section 8 of this scheme.

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION (m ²)	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
Nil	Nil	N/A	240m ²	59° angle from opposite side of street (max. width 30m) or 110m with a 5,0m setback at 15,0m	N/A	8,0