



COMMERCIAL LIQUIDATION

30 SEPTEMBER 2026

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**TheOysterBoxHotel
2LighthouseRoad
UmhlangaRocks
KwaZulu-Natal**

Live on ZOOM



**National
Auctioneers
Association**

By Appointment

ANDREW GIDDY

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031 579 4403

www.ianwyles.co.za

**18 RUTHERFORD STREET,
SOUTH BEACH, DURBAN**

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 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



18 Rutherford Street, South Beach, Durban is situated within the established South Beach coastal precinct, forming part of Durban's renowned Golden Mile.

The area is characterised by a dense urban environment with a combination of residential apartments, holiday accommodation, commercial properties and supporting amenities. Rutherford Street itself has a mixed-use character, with residential and commercial uses occurring within the surrounding properties

PROPERTY INFORMATION

General Property Address	18 Rutherford Street, Durban, KwaZulu Natal
Title Deed Information	
Title Deed Description	Erf 10094, Ptn 3, Ethekwini, KwaZulu Natal
Extent	391 m ²
Title Deed Number	T2360/2019
Municipal Information Zoning	Commercial
Monthly Rates	R 28 591.77
Lease/ Occupancy	TBA
VAT Status	The seller is VAT registered. Transfer duty may apply.
General Comments	The subject property is in fair 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

TRIPLE-STOREY RESIDENTIAL INVESTMENT PROPERTY

39 ROOMS | 74-OCCUPANT CAPACITY | MULTIPLE INCOME STREAMS

- 31 x Double Rooms
- 6 x Single Rooms
- 3 x Three-Sleeper Rooms
- 1 x Study Area
- 4 x Kitchens

HIGH-INCOME POTENTIAL:

A substantial residential investment offering multiple rental opportunities across 39 rooms, with capacity for up to 74 occupants. The property's high accommodation density presents an attractive opportunity to maximise rental income and build a strong-performing residential portfolio asset.



GALLERY







