ian wyles

AUCTIONEERS & APPRAISERS

COMMERCIAL



3 DECEMBER 2026

11:00 am

The Oyster Box Hotel
12 Lighthouse Road
Umhlanga Rock

Live on ZOOM

SAIA South African Institute of Auctioneers

NAA National Auctioneers Association

By Appointment

CARMEN JESSON

082 212 7755

031 579 4403

www.ianwyles.co.za

274 AND 278 LILIAN NGOYI ROAD, WINDERMERE, 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



278 & 274 Lilian Ngoyi Road are ideally positioned in the established and well-known suburb of Windermere, Durban, offering excellent visibility and convenient access to surrounding residential, commercial and retail hubs.

Lilian Ngoyi Road is a prominent arterial route connecting the area to Morningside, Greyville, Berea and Durban's CBD. The neighbourhood is characterised by a mix of residential properties, commercial establishments, retail outlets, specialist businesses and popular lifestyle destinations.

PROPERTY INFORMATION

General Property Address	274 & 278 Lilian Ngoyi Road, Windermere,eThekwini, KwaZulu-Natal, 4001.
Title Deed Information	
Title Deed Description	Erf 227, Erf 228, Portion 1, Windermere, Durban, eThekwini.
Extent	Erf 227 - 782 m^2 Erf 228 - 1183 m^2
Title Deed Number	Erf 227 – T23220/2023 Erf 228 – T22543/2024
Municipal Information Zoning	Commercial
Monthly Rates	Combined = R 17 301.00
Lease/ Occupancy	The property is currently occupied by the owners.
VAT Status	The seller is NOT VAT registered. Transfer duty is applicable.
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

Great Location-Perfect Investment!

Two prime properties in the heart of Morningside.

Do not let this Golden opportunity pass you by.

Located in Windermere Road and currently rented out as a lodge, upholstery business and a car wash. In need of some TLC but full of endless opportunities.

Consists of multiple rooms, toilets, baths, kitchens, lounges and dining rooms as well as a granny cottage.

Zoned as commercial, measuring a total of 1965m2.

Ideal for development or can be used for multiple businesses.

Estimated combined Rates for both properties is R17 301-00.

Close to Windermere Centre, Moses Mabhida Stadium, Suncoast.

GALLERY


Champs
067 753 3850
UPHOLSTERS & AUTO INTERIOR, LEATHER-DYE SPECIALISTS
RECOMMENDED BY:





















