



VENDITOR

AUCTIONEERS



LIQUIDATION | ONLINE AUCTION

VAN DER BIJLPARK CBD

AUCTION DATE:

TUESDAY, 16 APRIL 2024

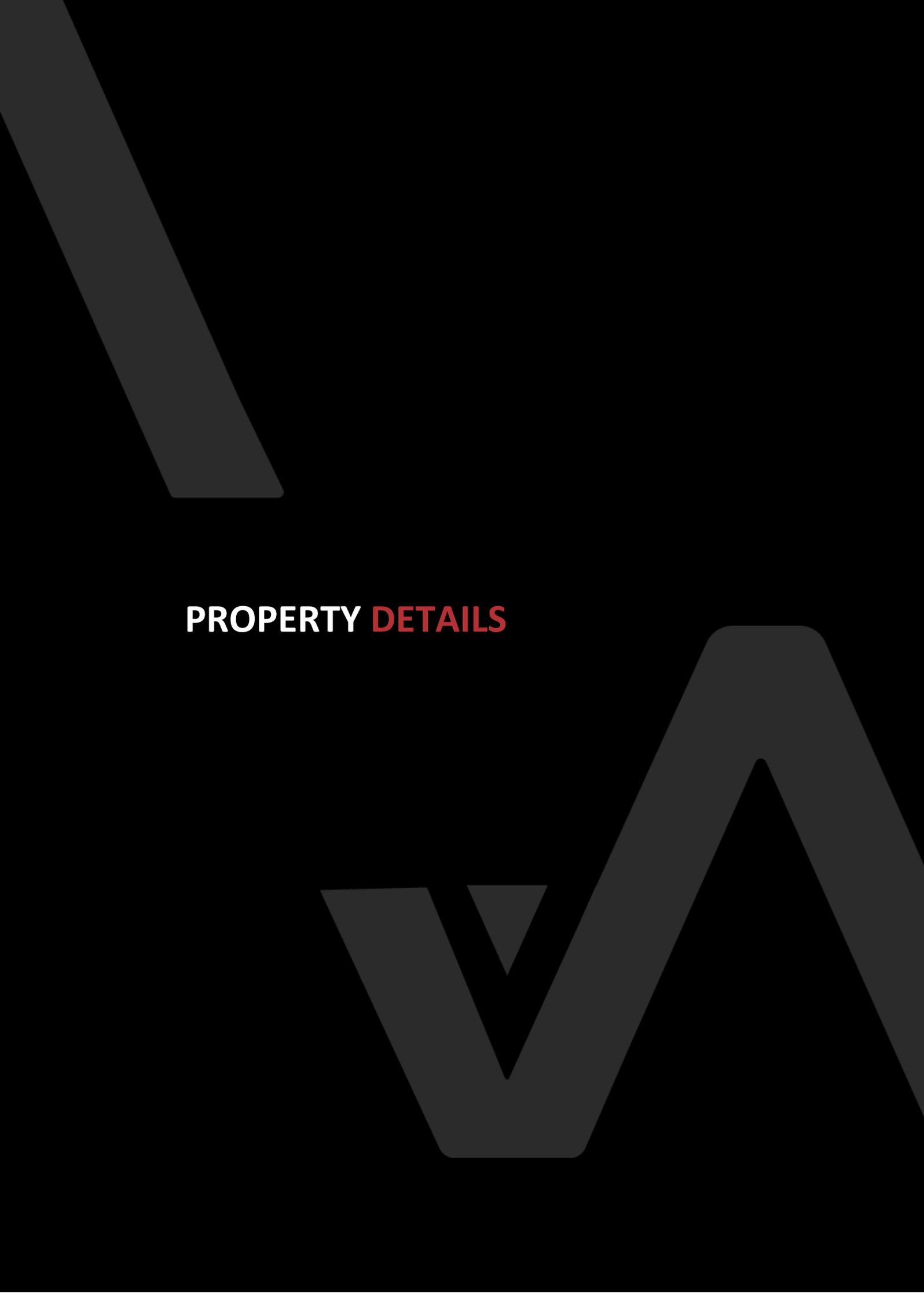
PROPERTY ADDRESS:

56 STEPHEN LE ROUX STREET, VANDERBIJLPARK

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PROPERTY DETAILS

Property Details FREEHOLD

56 Stephen Le Roux Street, Vanderbijl Park, Gauteng

Suburb: Vanderbijl Park Central

LEGAL

Erf 56

Town: "VANDERBIJL PARK"

Mun: "EMFULENI LOCAL MUNICIPALITY"

Province: "GAUTENG"

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

2308 m²

LAND SIZE (CADASTRAL)

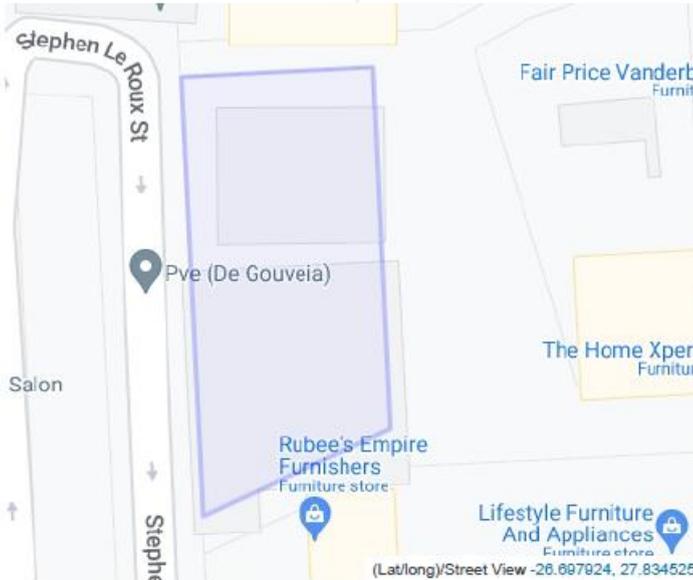
2264 m²

LAST SALES PRICE

R6 000 000

LAST SALES DATE

2006/02/16



Amenities



FILLING STATION

0.43 km
Engen Park Auto Vanderbijlpark

0.48 km
TotalEnergies Mc Bens

0.54 km
BP Boulevard Motors



POLICE STATION

0.16 km
South African Police Service - Vanderbijlpark

3.27 km
South African Police Service - Boipatong

3.74 km
Police South African Police Service - Bophelong



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.29 km
Hyper Med Shopping Centre

0.34 km
Vanderbijl Park Shopping Centre

0.37 km
Kosmos Sentrum



HOSPITAL/CLINIC

0.43 km
Johan Heyns Chc

0.53 km
Cormed Clinic

0.66 km
Perfect Smile Cosmetic Dentistry



EDUCATION

0.76 km
Oliver Lodge Primary School

0.67 km
Carel De Wet Technical High School

0.18 km
Samelson College



PROPERTY DETAILS

PROPERTY DESCRIPTION

The commercial property, with excellent street frontage, is situated in the heart of the Central Business District of Vanderbijlpark.

Zoned for Business 1, the property has massive potential, to cater for various tenants.

- Warehousing
- Retail
- Offices
- Storage Facility

Size:

- Stand: 2308m²
- Estimate Building Size: 3140m²
- Estimate GLA: 2657m²

Layout:

The ground floor comprises of a large retail area with storage facilities as well as a goods receiving area.

The first floor offers storage facilities, ablutions as well as staff change rooms.

Emfuleni Municipality:

Estimate Rates & Taxes per month: R14 209.62

Important Notice:

The auction will be hosted online only, via our platform: www.venditoronline.co.za



TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za
- 10% Deposit + Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots – as is.
- Possession is on acceptance.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15493

Proof of payment: monique@venditor.co.za



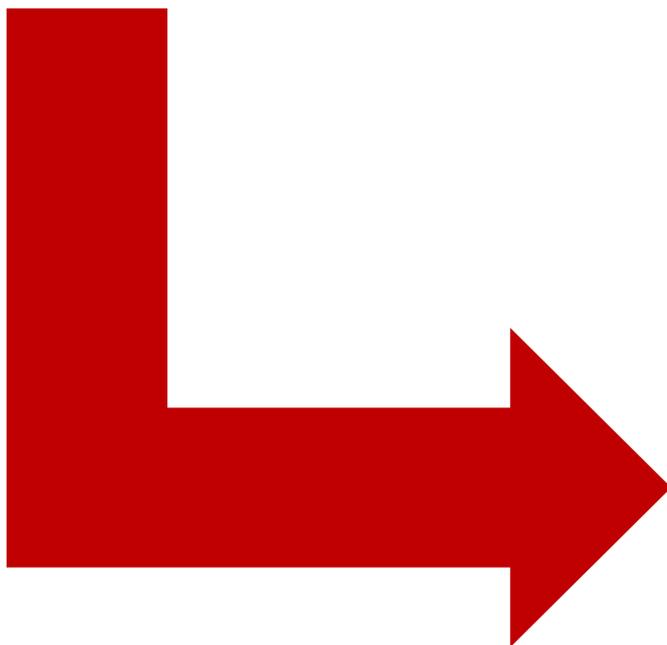
HOW TO REGISTER ON

www.venditoronline.co.za

Go to the online portal: www.venditoronline.co.za. If you have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.

Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.

Once you have verified your email, go back to the online platform and login. **Go to Your Profile and upload the necessary information as required by the system. You must upload the following documents:**



Click on the buttons below to update

- Outbid – Notification Alerts
- Profile Details
- Password
- ID Document Photo
- FICA Document
- Banking Details
- Proof of Bank Account
- Proof of Payment (POP)
- TV Licence *

*Only Required if you purchase a TV



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AUCTIONEERS



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