



VENDITOR

AUCTIONEERS



COMMERCIAL BUILDING + STUDENT ACCOMMODATION

ERF 3228 | 4 LOUIS TRICHARDT
STREET | NELSPRUIT EXT 8 |
MPUMALANGA

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LIGHTSTONE REPORT

Property Details FREEHOLD

4 Louis Trichardt Street, Nelspruit Ext 8, Mpumalanga

Suburb: Nelspruit Industrial

LEGAL

Erf 3228

Town: "NELSPRUIT EXT 8"

Mun: "MBOMBELA LOCAL MUNICIPALITY"

Province: "MPUMALANGA"

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

LAND SIZE (REGISTERED)

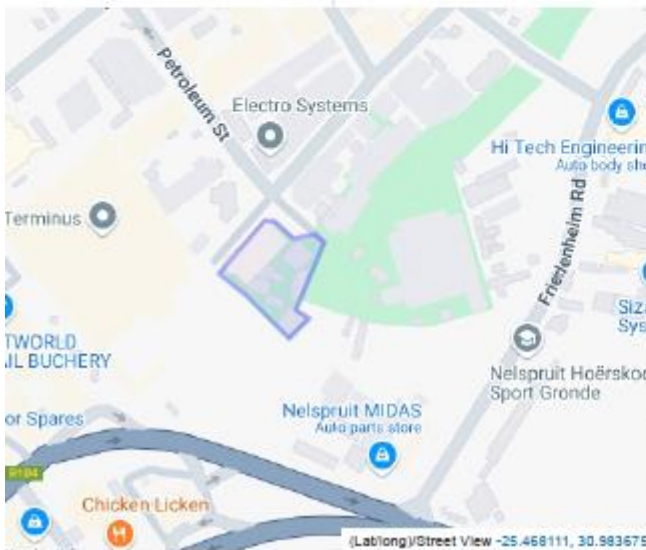
4144 m²

LAND SIZE (CADASTRAL)

4120 m²

LAST SALES DATE

2019/11/27



Amenities



FILLING STATION

0.19 km

Sasol Nelspruit

0.28 km

Super Motors

0.29 km

TotalEnergies - Midway Mews Shopping Centre



POLICE STATION

0.46 km

South African Police Service Nelspruit Police Station

0.47 km

Nelspruit

0.49 km

Nelspruit Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.24 km

Ekukhanyani Centre

0.4 km

Promenade Shopping Centre

0.41 km

Promenade Shopping Center



HOSPITAL/CLINIC

0.56 km

Area Military Health Unit - Mpumalanga Headquarters

0.59 km

Lowveld Alcohol & Drug Help Centre

0.6 km

Rob Ferreira Hospital



EDUCATION

0.29 km

Nelspruit Hoerskool

0.46 km

Nelspruit High

0.31 km

Edgeview Academy School



PROPERTY DETAILS

PROPERTY DESCRIPTION

Well positioned commercial building finally up for grabs

This well positioned 2 Storey commercial building is situated within the boundaries of the Mbombela Local Municipality on a corner stand measuring 4,144 m² and is mere metres away from the Nelspruit High school as well as various amenities including the Rob Ferreira Hospital, the Promenade Shopping Centre and the Police station

Currently consisting of a workshop/auto body repair centre/ storage facility and various other outbuildings on the lower level from Petroleum Street. And facing Samora Machel Street are three retail/engineering shops with the upper end of the building having a fast food/supermarket with two warehouses towards the back thereof.

Workshop 1: 270 m²

Workshop 2: 860 m²

Retail/ Supermarket: 1 056 m²

Student Accommodation (Block at the back): 380 m²

Covered Areas: 128 m²

Exceptional opportunity to finally own this commercial property. Serious seller considering serious offers.

Land size: 4 144 m²

Viewing is only available by appointment, should you wish to view – feel free to contact our offices.

Any offers received will be submitted to the sellers for possible consideration



TERMS & CONDITIONS



- 10% Deposit payable upon signing of the agreement.
- The Seller is VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, “as is”.
- Occupation is on Registration.
- 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: 15693

Proof of payment: karen@venditor.co.za



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199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za