



VENDITOR

AUCTIONEERS



LIQUIDATION | ONLINE AUCTION

**GOING CONCERN: COMMERCIAL RETAIL
BUILDING**

AUCTION DATE:

TUESDAY, 4 FEBRUARY 2025 @ 11AM

PROPERTY ADDRESS:

4 EUGENE MARAIS STREET, DUNCANVILLE, EMFULENI

INDEX

Lightstone Report	4
Property Details	6
Terms & Conditions	8
How to Register for the Auction	10
Auto Bid Function	11

Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) 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 or errors or omissions in the information provided, whether due to negligence or other wise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.



PROPERTY DETAILS



Property Details FREEHOLD

4 Eugene Marais Street, Duncanville Ext 1, Gauteng

Suburb: Duncanville

LEGAL
Erf 889

Town: "DUNCANVILLE EXT 1"

Mun: "EMFULENI LOCAL MUNICIPALITY"

Province: "GAUTENG"

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

LAND SIZE (REGISTERED)
1936 m²

LAND SIZE (CADASTRAL)
1931 m²

LAST SALE'S DATE
2011/07/21



Amenities



FILLING STATION

1.05 km
Service Station

1.34 km
Insig Motors

1.34 km
Sasol Sedibeng



POLICE STATION

1.11 km
South African Police Service Vcc

2.9 km
Police South African Police Service - Family Violence Child Protection and Sexua

2.9 km
Police South African Police Service - Vereeniging



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

1.13 km
Checkers Hyper Shopping Centre

1.47 km
Mienie Shopping Centre

2.42 km
Plaza Superette



HOSPITAL/CLINIC

2.06 km
Alcoholics Anonymous Sa

2.06 km
Dr Js Mellet

2.06 km
Dr De Dennis Agbazue



EDUCATION

0.21 km
Busy Antz Nursery And After Care

0.51 km
Prestige Tuisonderwys And Remediërende Sentrum

0.55 km
Kumon Maths And English



PROPERTY DETAILS

PROPERTY DESCRIPTION

Going Concern: Commercial Retail Building

Location! Location! Location!

This centrally located Retail building is in the heart of Duncanville and currently has 4 stores operating in the building.

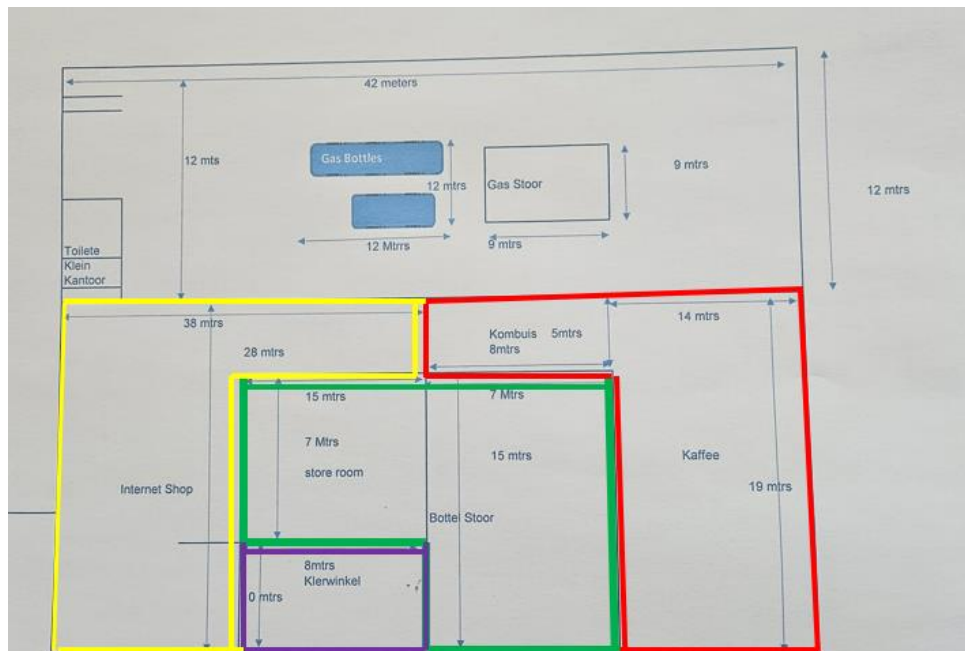
The Building measures 1,121sqm and consists of 4 shops with an open gassing station/yard at the back of the building which also contains an outside toilet and small office/ guard house.

Shop 1 – Supermarket/Café with kitchen area

Shop 2 – Liquor Store with Storeroom area

Shop 3 – Clothing Shop

Shop 4 – Internet Shop.



Don't miss this fantastic business investment opportunity!

Important Notice:

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

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



TERMS & CONDITIONS

- R 50 000.00 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.
- The property is sold without lease agreements.
- 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: 15721

Proof of payment: karen@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

Auto-Bid Function

Auto-Bid Function Explanation:

The auto-bid function allows the system to bid on your behalf. It doesn't automatically place your highest bid but follows certain rules.

Example Scenario:

If a Lot is priced at 50(amount) and your auto-bid is set at 450(amount):

- The system won't immediately bid 450(amount).
- Instead, it will start by bidding the next available increment, which is 60(amount).
- If the bid closes at 60(amount) and you're the highest bidder, you win the Lot.
- If someone outbids you at 70(amount), the system will raise your bid to 80(amount).
- This process continues until the system reaches your auto-bid amount.
- If your bid is 450(amount), and someone else's bid is also 450(amount), the system will raise your bid to 450(amount).

Higher Auto-Bid:

If another user sets a higher auto-bid (e.g., 800(amount)), the system will ignore your 450(amount) auto-bid.

The system always favours the user with the highest auto-bid for a specific Lot.

No Consecutive Auto-Bids:

The system won't automatically outbid someone if your auto-bid amount is the same as theirs.

Example 1:

Your auto-bid is 450(amount), and a user bids 350(amount). Your auto-bid raises it to 400(amount). If the next bid is 450(amount), the system takes the user's bid.

Example 2:

If a user bids 400(amount), and your auto-bid is 450(amount), you will be awarded the Lot because your auto-bid is the highest.

Important Note:

Regardless of the item's reserve price, you're responsible for your auto-bid.

If your auto-bid is 5000(amount), and the system reaches that amount through active bids, it will be considered the highest bid.



VENDITOR
AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za