

# **VA** VENDOR AUCTIONEERS



**LIQUIDATION | ONSITE AUCTION**

**PRIME BUSINESS PREMISES**

**AUCTION DATE:**

**THURSDAY, 26 MARCH'26 @ 12:00**

**AUCTION ADDRESS:**

**22 - 26 SMUTS AVENUE, WITBANK, MPUMALANGA**

# V VENDOR

# A U C T I O N E E R S

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### **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.



**LIGHTSTONE REPORT**

# V VENDOR AUCTIONEERS

**Property Details** FREEHOLD

**22 Smuts Avenue, Witbank Ext, Mpumalanga**

Suburb: Witbank Central

LEGAL  
Erf 172  
Town: "WITBANK EXT"  
Mun: "EMALAHLENI LOCAL MUNICIPALITY"  
Province: "MPUMALANGA"  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED) 1106 m <sup>2</sup>	LAND SIZE (CADASTRAL) 1108 m <sup>2</sup>	LAST SALE'S DATE 2019/01/31
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**Property Details** FREEHOLD

**24 Smuts Avenue, Witbank Ext, Mpumalanga**

Suburb: Witbank Central

LEGAL  
Erf 173  
Town: "WITBANK EXT"  
Mun: "EMALAHLENI LOCAL MUNICIPALITY"  
Province: "MPUMALANGA"  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED) 1066 m <sup>2</sup>	LAND SIZE (CADASTRAL) 1094 m <sup>2</sup>	LAST SALE'S DATE 2019/01/31
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# V VENDOR AUCTIONEERS

## Property Details FREEHOLD

**26 Smuts Avenue, Witbank Ext, Mpumalanga**

Suburb: Witbank Central

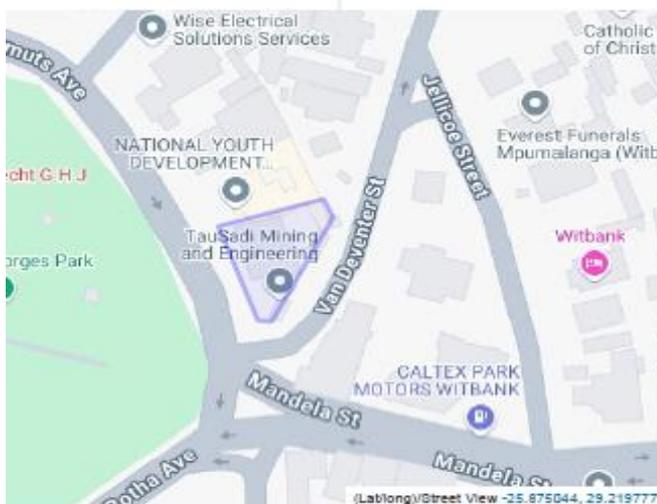
LE DAL  
Erf 174  
Town: "WITBANK EXT"  
Mun: "EMALAHLENI LOCAL MUNICIPALITY"  
Province: "MPUMALANGA"

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

LAND SIZE (REGISTERED)  
1281 m<sup>2</sup>

LAND SIZE (CADASTRAL)  
1273 m<sup>2</sup>

LAST SALES DATE  
2019/01/31



### Amenities



FILLING STATION

0.08 km  
Park Motors Witbank

0.27 km  
Prepetrol

0.77 km  
Caltex WITBANK MOTORS



POLICE STATION

1.77 km  
South African Police Service Flying Squad  
Witbank

3.13 km  
Police South African Police Service -  
Lynnville



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

0.49 km  
Mimosa Convenience Centre

0.6 km  
Khadima Shopping Centre

0.96 km  
City Market Place



HOSPITAL/CLINIC

0.06 km  
Dr Hf Bale

0.14 km  
Dr Tshabalala

0.36 km  
Emalahleni Private Hospital



EDUCATION

0.21 km  
Skills Academy

0.25 km  
St Thomas Aquinas School

0.31 km  
Witbank Christian Academy



**PROPERTY DETAILS**

# V VENDOR

## AUCTIONEERS

### PROPERTY DESCRIPTION

Once in a lifetime opportunity to own three neighbouring stylish Cape Dutch office blocks situated on a fenced stand measuring 3 453sqm. The office park offers Receptions, Boardrooms, offices, bathrooms and kitchens as well as paved secure open and covered visitors parking.

Located across the road from St George's Park in the heart of Witbank and in close proximity to all amenities, this office park is the perfect opportunity for a multitude of businesses.

Whether you are looking for an amazing investment opportunity or wish to expand your own business, this office park will tick all your boxes including location and value for money.

- Collective Stand Size: 3453sqm

**Viewing is only available by appointment or an hour prior to auction start time, should you wish to view – feel free to contact our offices.**

# V VENDOR AUCTIONEERS

## ZONING CERTIFICATES



P.O. BOX 3  
eMalahleni  
MPUMALANGA  
1035

## EMALAHLENI Local Municipality

TEL.: 013 390 6911  
FAX. 013 690 6207

[www.emalahleni.gov.za](http://www.emalahleni.gov.za)

eMalahleni, Mandela Street  
Tel.: 013 690 6911

Ga-Nala, Quintin Street  
Tel.: 017 648 2241

Ogies, Hoofweg Str  
Tel.: 013 643 1027

Refer to: M Hlungwane  
02 October 2024

## Zoning Certificate

This is to certify that Erf 172 eMalahleni Extension 1 is zoned **Business 3**. Primary uses are: Car Wash, Confectioner, Conference Centre, Drive-Thru Restaurant, Garden Service Establishment, Government Use, Institution, Laboratory, Laundromat, Medical Suites, Office, Place of Instruction, Place of Public Worship, Place of Refreshment, Residential Building, Service Enterprise, Shop, Social Hall, Step Down Facility, Tuck Shop, Veterinary Clinic.

Height : 2  
Coverage : 50%  
FAR : 1.0  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: -Single storey : 2m

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.

  
MT MABULA  
ASSISTANT MANAGER: SPATIAL PLANNING  


Vision: To be a centre of excellence and innovation

# V VENDOR

# AUCTIONEERS



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Tel.: 013 643 1027

Refer to: M Hlungwane  
02 October 2024

## Zoning Certificate

This is to certify that Erf 173 eMalahleni Extension 1 is zoned "Business 3. Primary uses are: Car Wash, Confectioner, Conference Centre, Drive-Thru Restaurant, Garden Service Establishment, Government Use, Institution, Laboratory, Laundromat, Medical Suites, Office, Place of Instruction, Place of Public Worship, Place of Refreshment, Residential Building, Service Enterprise, Shop, Social Hall, Step Down Facility, Tuck Shop, Veterinary Clinic.

Height : 2  
Coverage : 50%  
FAR : 1.0  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: -Single storey : 2m

This zoning certificate is issued in terms of the eMalahleni Land Use Scheme 2020.

  
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# AUCTIONEERS



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eMalahleni  
MPUMALANGA  
1035

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[www.emalahleni.gov.za](http://www.emalahleni.gov.za)

eMalahleni, Mandela Street  
Tel.: 013 690 6911

Ga-Nala, Quintin Street  
Tel.: 017 648 2241

Ogies, Hoofweg Str  
Tel.: 013 643 1027

Refer to: M Hlungwane  
02 October 2024

## Zoning Certificate

This is to certify that Erf 174 eMalahleni Extension 1 is zoned "Business 2". Primary uses are: Auction house, Carwash, Confectioner, Conference centre, Drive-thru restaurant, Garden service establishment, Government use, Gymnasium, Hotel, Institution, Laboratory, Laundromat, Liquor enterprise, Medical suites, Motor dealer, Office, Parking garage, Place of refreshment, Residential building, Service enterprise, Shop, Social hall, Step down facility, Tavern, Tuck shop, Veterinary clinic.

Height : 3  
Coverage : 70%  
FAR : 1.2  
Building Lines : Rear - 2m  
: Street- 5m  
: Side - Multi storey : 3m  
: Single storey : 2m

This zoning certificate is issued in terms of the eMalahleni Land Use Scheme 2020.

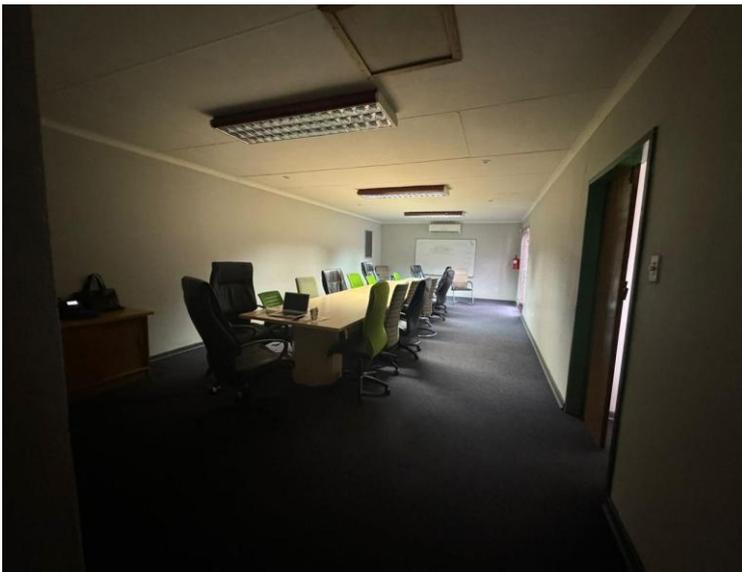
  
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# V VENDOR AUCTIONEERS

## PHOTOS



# V VENDOR

## AUCTIONEERS





# TERMS & CONDITIONS

# V VENDOR

## A U C T I O N E E R S

- R 50 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit and buyers commission plus Vat only on the commission is payable on the fall of the hammer.
- The Offer is subject to a 14-Day Confirmation period.
- 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:**

Vendor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 15708LJ

Proof of payment: leonie@venditor.co.za



# VENDITOR

AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za