



VENDITOR
AUCTIONEERS

**POWER OF ATTORNEY
URGENT SALE**

S/TITLE COMMERCIAL UNIT

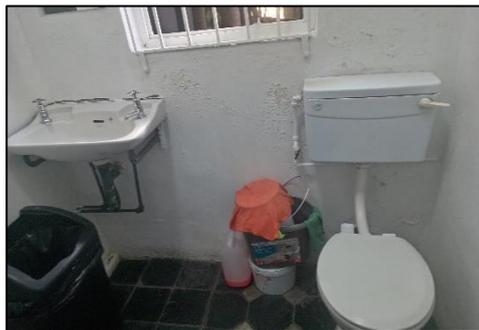
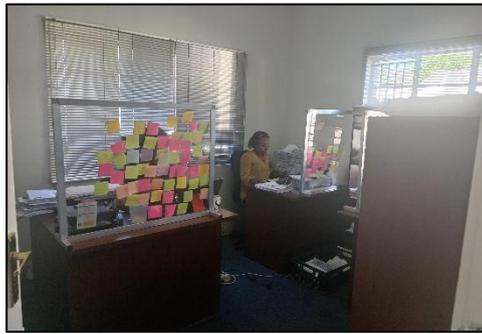


**UNIT 2, COTTAGE LANE
68 KELLNER STREET, WESTDENE
BLOEMFONTEIN, FREE STATE**

V VENDOR AUCTIONEERS

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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 SECTIONAL TITLE

68 Kellner Street, Bloemfontein, Free State

Sectional Title: SS COTTAGE LANE (29/1991)

Unit: 2

Suburb: Westdene

LEGAL

Sect 2 of plan 29/1991

known as "COTTAGE LANE"

Situated at Erf 131

Township: "BLOEMFONTEIN"

Mun: "MANGAUNG METROPOLITAN MUNICIPALITY"

Province: "FREESTATE"

Coordinates: [-29.109378,26.210999](#)

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

UNIT SIZE (REGISTERED)

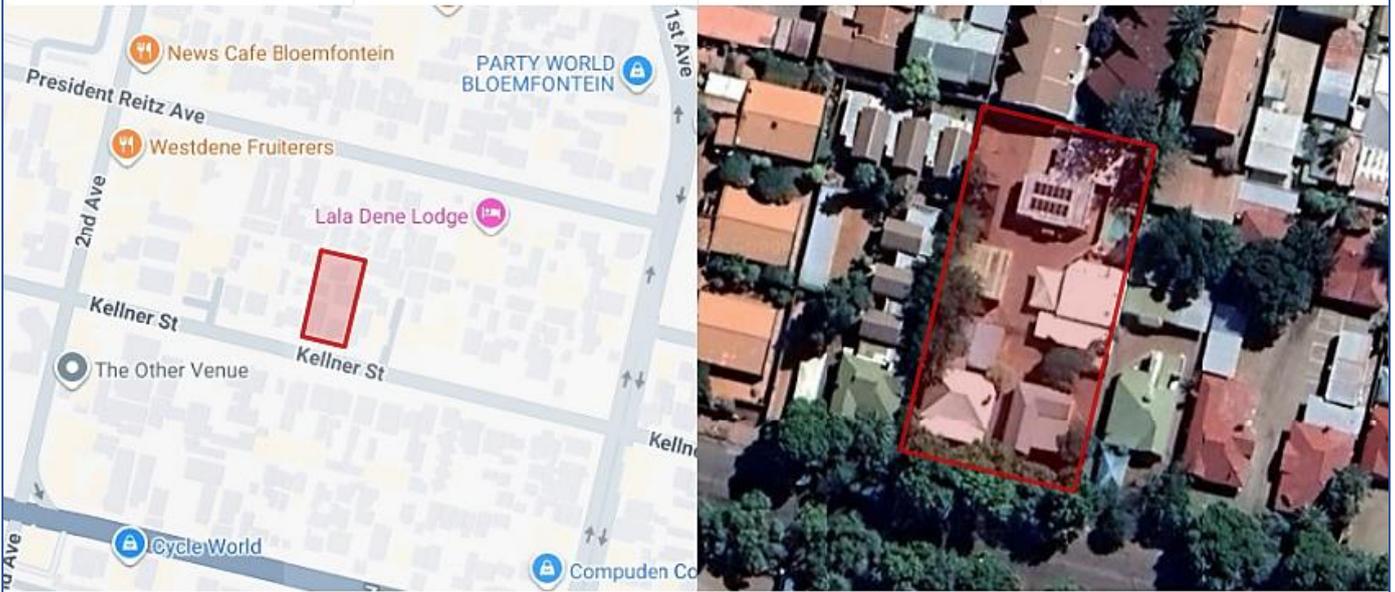
86 m²

MOTHER ERF

1988 m²

LAST SALES DATE

1995/11/08



Amenities



FILLING STATION

- 0.34 km Gysie Pienaar Motors
- 0.59 km Puma Energy Safari Motors
- 0.63 km Puma Nelson Mandela Ave



POLICE STATION

- 0.77 km Sheriff Bloemfontein
- 1.14 km Provincial Head Office Of Sa Police Service Free State
- 1.18 km National Prosecuting Authority The



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.22 km Reid Plaza
- 0.25 km Victorian Square Shopping Centre
- 0.29 km Westdene Centre



HOSPITAL/CLINIC

- 0.26 km Quanticate Ltd
- 0.4 km Dr Ej Barnard
- 0.54 km Xtreme Nutrition



EDUCATION

- 0.14 km H R Solutions
- 0.22 km Free State Musicon
- 0.24 km Services Sector Education And Training Authority



PROPERTY DETAILS

This subject Sectional Title Commercial Unit is situated within an Office Block, centrally located within the business hub of Westdene, Bloemfontein, comprising:

- Reception Area
- 3 Offices
- Kitchenette
- 1 Bathroom (Toilet and washbasin)
- Parking Area

-
- **Extent:** 86 m²
 - **Monthly Rates:** ± R 2 478.00 (Estimated)



TERMS & CONDITIONS

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- 10% Deposit of the Purchase is required and payable on signing of the Conditions of Sale.
- The Seller is not VAT registered. Transfer duty applies.
- The Offer is subject to 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16039NDB / Your Name

Proof of payment: natasha@venditor.co.za



VENDITOR

AUCTIONEERS



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