



**VENDITOR**  
AUCTIONEERS



**LIQUIDATION**

**COMMERCIAL SPACE WITH HIGH  
POTENTIAL**

**482 STANZA BOPAPE STREET**

**ARCADIA**

# VENDOR AUCTIONEERS

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### Disclaimer:

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**LIGHTSTONE REPORT**

# V VENDOR

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

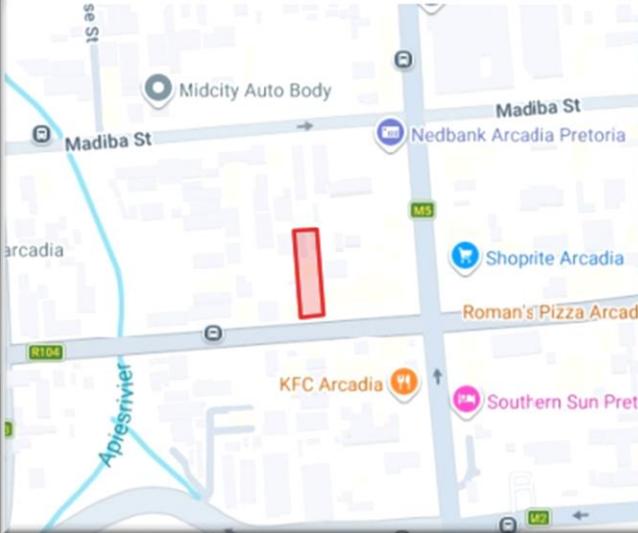
### LIGHTSTONE

Property Details
FREEHOLD

**482 Stanza Bopape Street, Arcadia, Gauteng**  
 Suburb: Arcadia

LEGAL  
 Erf 332 [REMAINDER OF TOWNSHIP]  
 Township: "ARCADIA"  
 Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"  
 Province: "GAUTENG"  
 Coordinates: [-25.745011,28.202868](#)  
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)  
**1276 m<sup>2</sup>**




#### Amenities

<p><b>FILLING STATION</b></p> <ul style="list-style-type: none"> <li>0.27 km Sancadia Motors</li> <li>0.5 km Metrofuel</li> <li>0.66 km BP Leyds Street Motors</li> </ul>	<p><b>BUS STATION</b></p> <ul style="list-style-type: none"> <li>1.92 km Bosman Gautrain Station</li> </ul>	<p><b>HOSPITAL/CLINIC</b></p> <ul style="list-style-type: none"> <li>0.2 km Kingsley Day Theatre</li> <li>0.49 km Dr H Sithebe</li> <li>0.49 km Dr Sc East</li> </ul>
<p><b>POLICE STATION</b></p> <ul style="list-style-type: none"> <li>0.3 km South African Police Service</li> <li>0.43 km South African Police Service</li> <li>0.49 km South African Police Service National Commissioner's Office</li> </ul>	<p><b>SHOPPING CENTRE</b></p> <ul style="list-style-type: none"> <li>0.04 km Nedbank Plaza</li> <li>0.09 km Kingsley Centre</li> <li>0.18 km Arcadia Shopping Centre</li> </ul>	<p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>0.07 km Pretoria Learning Academy</li> <li>0.22 km S.Mab Training Academy</li> <li>0.23 km Corporate Skills Development Services</li> </ul>



**PROPERTY DETAILS**

### PROPERTY DESCRIPTION

#### Property Overview

This versatile premises offers a retail space with multiple access points and additional residential and storage features.

- Two retail entrances
- Open-plan shop sections
- Access to back of the premises
- Ground-floor and basement storage areas
- Separate basement entrance
- Granny flat with open-plan layout and bathroom
- Three separate toilets
- Additional outbuildings at the back

#### Potential

- Good opportunity for retail and residential use
- Ideal for renovation or redevelopment

Stand size: +/- 1276sqm

Prime central location, close to shops and local conveniences.

**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 AND CONDITIONS



# VENDITOR

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

- Deposit and Buyers Commission plus VAT on commission only is payable upon signing of the agreement
- The Seller appears to be registered for VAT.
- 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 purchaser, not the seller.

**KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:**

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16102LJ

Proof of payment: [leoniej@venditor.co.za](mailto:leoniej@venditor.co.za)



# VENDITOR

## AUCTIONEERS



199 Gordon Rd  
Queenswood, Pretoria



+27 (0)12 403 8360



[monique@venditor.co.za](mailto:monique@venditor.co.za)



[venditor.co.za](http://venditor.co.za)