



VENDOR
AUCTIONEERS



LIQUIDATION AUCTION

ON-SITE:

AUCTION DATE:

WEDNESDAY, 12 AUGUST' 26 @ 11AM

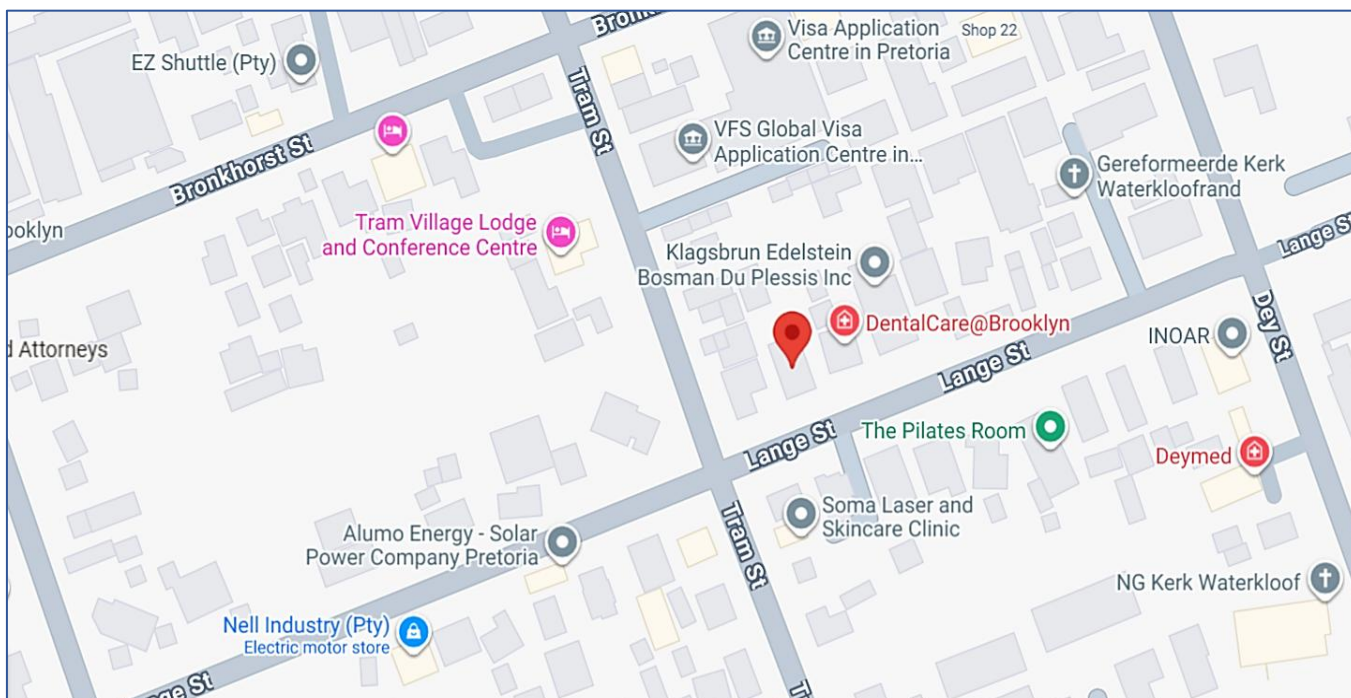
AUCTION ADDRESS:

206 LANGE STREET, NIEUW MUCKLENEUK
PRETORIA, GAUTENG

VENDOR AUCTIONEERS

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The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, a dark gray chevron points downwards and to the right. In the top right, a red chevron points downwards and to the right. In the bottom right, a large, dark gray chevron points upwards and to the right. The text 'LIGHTSTONE REPORT' is centered in the middle of the page.

LIGHTSTONE REPORT

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Property Details

FREEHOLD

206 Lange Street, Nieuw Muckleneuk, Gauteng

Suburb: Nieuw Muckleneuk

LEGAL
Ptn 5

Erf 253

Township: "NIEUW MUCKLENEUK"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: [-25.774503 28.229966](#)

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

LAND SIZE (REGISTERED)
1716 m²

LAND SIZE (CADASTRAL)
1722 m²

Amenities

FILLING STATION

- 0.32 km Shell
- 0.32 km Middel Straat Motors
- 0.71 km BP Camelot

BUS STATION

No bus stations in the proximity

HOSPITAL/CLINIC

- 0.18 km Dr L Nel
- 0.18 km Dey Clinic
- 0.21 km Waterkloof Animal Hospital

POLICE STATION

- 2.08 km South African Police Union
- 2.23 km Brooklyn Police Station
- 3.14 km South African Police Service Sunnyside

SHOPPING CENTRE

- 0.07 km Dawn Antiques
- 0.1 km Nieuw Muckleneuk Shopping Centre
- 0.27 km Waterkloof Gardens Shopping Centre

EDUCATION

- 0.15 km Busy Bee Playschool
- 0.06 km Laerskool Anton Van Wouw
- 0.22 km The British Academy



PROPERTY DETAILS

PROPERTY DESCRIPTION

Nieuw Muckleneuk is an established, upmarket mixed-use suburb located to the east of the Pretoria CBD. The area comprises a combination of residential properties, sectional title developments, professional offices, embassies, and medical practices.

It enjoys excellent accessibility via major arterial routes, including Justice Mahomed Street (formerly Walker Street), and is conveniently situated close to Brooklyn, Groenkloof, Bailey's Muckleneuk, Hatfield, the University of Pretoria, Loftus Versfeld Stadium, and several major hospitals.

The suburb is well served by shopping centres, schools, medical facilities, and public transport, making it a sought-after location for both residential and commercial occupiers.

The subject property is zoned for commercial use and is currently improved with office accommodation comprising:

- Reception area
- Waiting area
- Open-plan work area
- 8 x Offices (including one with an en-suite bathroom)
- Kitchen with built-in cupboards
- Two additional bathrooms and a separate toilet
- Storage
- Single lock-up garage
- Covered parking for approximately four vehicles

Additional features include air conditioning to selected offices, burglar bars, security gate, wooden and carpeted flooring, and a combination of fluorescent lighting, downlighters, and skylights.

The property presents an opportunity for refurbishment and modernization. While maintenance is required in certain areas, the existing improvements offer good potential for commercial occupation or redevelopment.

Extent:	1716m ²
Monthly Rates:	± R 10 617.62 (Estimated)
Monthly Refuse:	± R 447.05 (Estimated)



PROPERTY PHOTOS

V VENDOR

AUCTIONEERS





TERMS & CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction. Pre-registration is required.
 - The successful bidder on auction, will be liable for the payment of 10% Deposit of the purchase price and 6% Buyers Commission, which 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:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16197NDB | Your Name

Proof of payment: natasha@venditor.co.za



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