



VENDITOR
AUCTIONEERS



LIQUIDATION AUCTION

ON-SITE:

AUCTION DATE:

TUESDAY, 20 OCTOBER @ 11AM

AUCTION ADDRESS:

**C/O VAN ALPHEN & BOOM STREET
RUSTENBURG CENTRAL**

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.



PROPERTY DETAILS

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The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 1 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
33M² {SQM}
ST12274/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 2 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
78M² {SQM}
ST12274/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 3 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
30M² {SQM}
ST12274/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 4 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
69M² {SQM}
ST12274/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 5 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
39M² {SQM}
ST12275/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 6 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
39M² {SQM}
ST12275/2019**

Local Municipality:
Extent:
Number of Title Deed:

Erf/Holding/Farm/Unit/:

**SECTION 7 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
38M² {SQM}
ST12275/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 8 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
RUSTENBURG LOCAL MUNICIPALITY
10M² {SQM}
ST12275/2019**

Local Municipality:
Extent:
Number of Title Deed:

The Property is as follows:
Erf/Holding/Farm/Unit/:

**SECTION 9 OF PLAN 844/2002, KNOWN AS INBA
SITUATED AT ERF 129, PORTION 8 [PTN 7], RUSTENBURG, NORTH WEST
128M² {SQM}
ST12275/2019**

Extent:
Number of Title Deed:

The background is a solid dark gray. It features several large, abstract geometric shapes. In the top left, there is a dark gray chevron pointing downwards and to the right. In the top right, there is a red chevron pointing downwards and to the right. In the bottom right, there is a large, dark gray chevron pointing upwards and to the right. The text 'PROPERTY IMPROVEMENTS' is centered in the middle of the image.

PROPERTY IMPROVEMENTS

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Versatile Income-Generating Commercial Office Block in Rustenburg.

Ideally situated in the heart of Rustenburg, this income-generating office block presents an excellent opportunity for investors and business owners alike. The property offers versatile commercial space suitable for a variety of business operations, making it an attractive addition to any investment portfolio.

With its central location and potential for multiple income streams, this property provides both convenience and business opportunity in a sought-after commercial area.

Unit 1 – (33M²):

- One single open plan office

Unit 2 – (78M²):

- Reception Area
- 2 Offices
- Kitchenette

Unit 3 – (30M²):

- Open plan office

Unit 4 – (69M²):

- Reception Area
- 2 Offices
- Kitchenette
- Toilet

Unit 5 – (39M²):

- Reception Area
- 2 Offices
- Kitchenette
- Bathroom

PROPERTY IMPROVEMENTS

Unit 6 – (39M²):

- Reception Area
- 2 Offices
- Kitchenette
- Bathroom

Unit 7 – (38M²): (This is a “flatlet”)

- Open Plan Kitchen & Lounge
- 3 Bedrooms
- 1 Bathroom

Unit 8 – (10M²):

- Small Office with a Toilet
- The Office Building offers 2 Double Garages, with ± 7 Secured Parkings and Braai area.

Unit 9 – (128M²):

(This is a Commercial Freestanding Property / House, situated behind the office building, comprising:

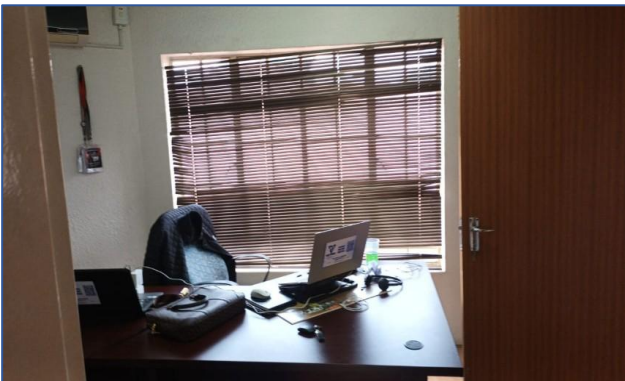
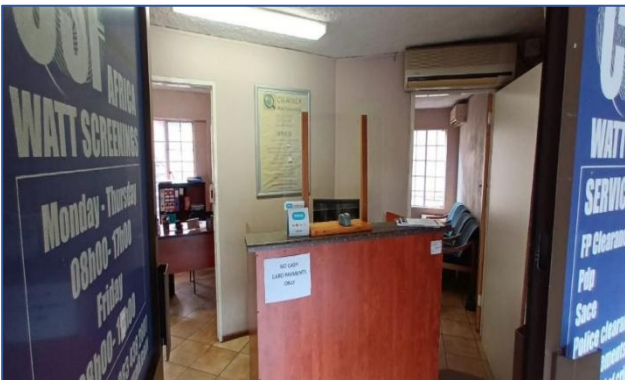
- Kitchen
- Lounge / Dining Room
- 4 Bedrooms
- Bathroom
- 2 Veranda's
- Carport for ± 4 vehicles

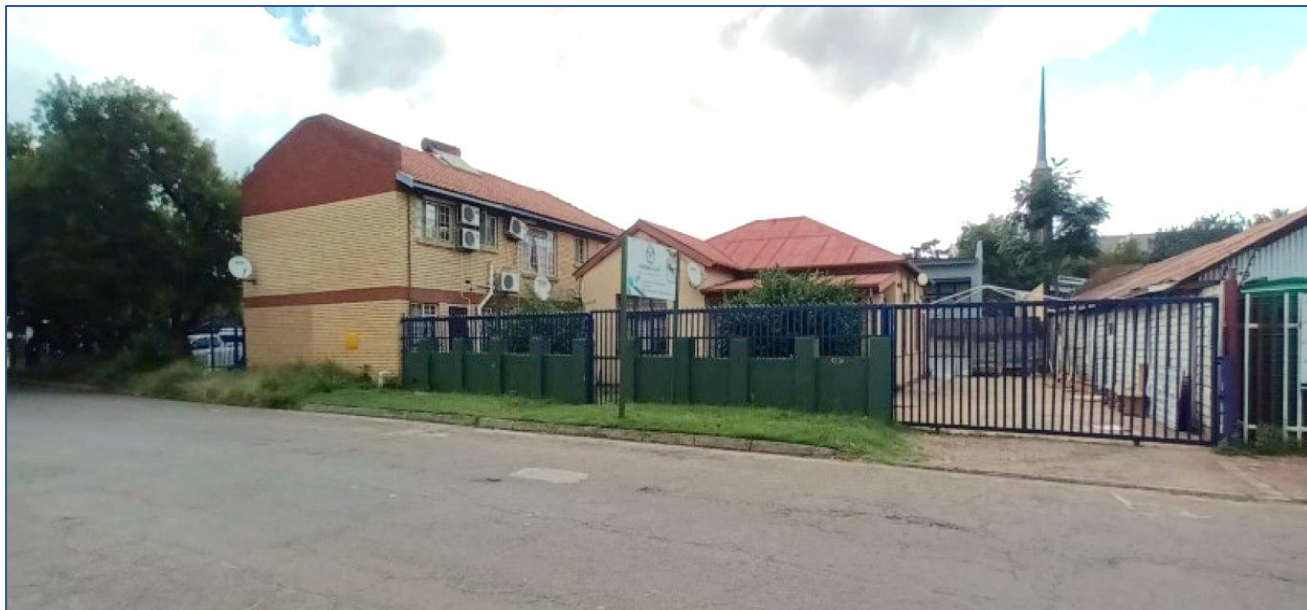
PROPERTY PHOTOS



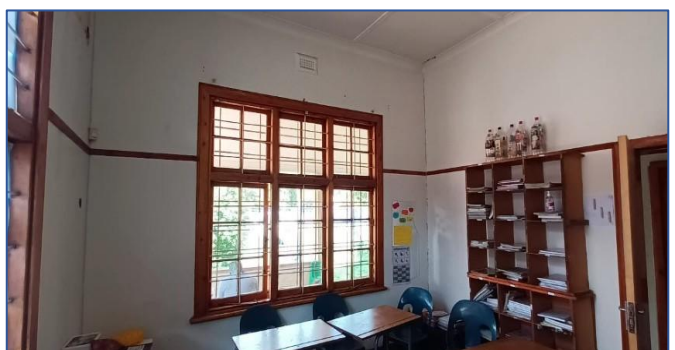
VA VENDOR

AUCTIONEERS





V VENDOR AUCTIONEERS





TERMS & CONDITIONS

- Pre-registration requirement: R 20 000.00 Refundable registration fee + FICA documents required. This is a requirement for all clients wanting to bid on auction.
- 10% Deposit of the Purchase price and 5% Buyers Commission plus VAT on Commission, payable on the fall of the hammer.
- The Offer is subject to a 14-day Confirmation period.
- After written acceptance, the buyer has 30-days to deliver guarantees.
- The property is sold voetstoots – as is.
- Occupation is on Acceptance.
- 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: 15859NDB | Your Name

Proof of payment: natasha@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za