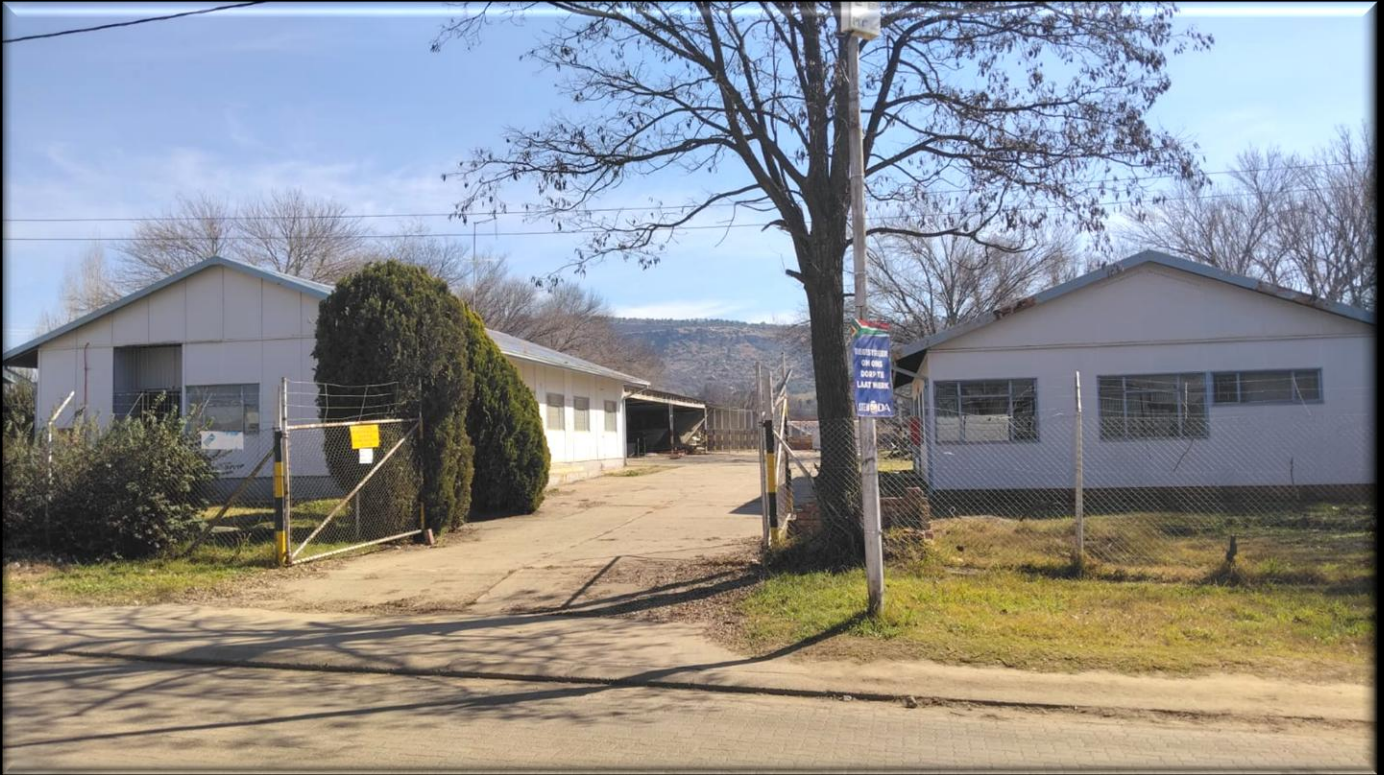




VENDITOR
AUCTIONEERS



LIQUIDATION

COMMERCIAL PROPERTY

ERF 271, 100 CALEDON STREET

FICKSBURG, FREE STATE

SETSOLO LOCAL MUNICIPALITY

VENDITOR 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

VA VENDOR AUCTIONEERS

LIGHTSTONE

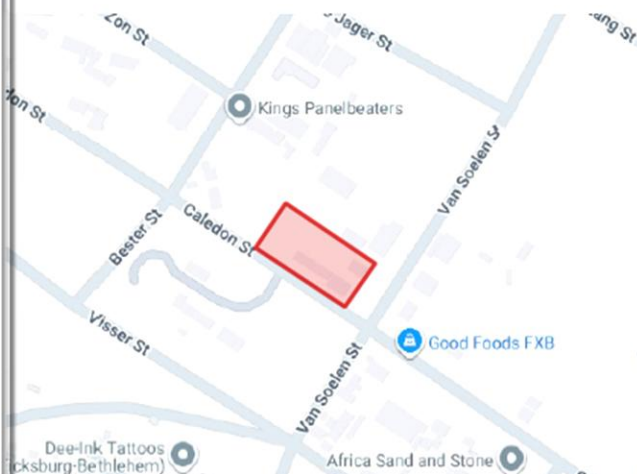
Property Details

100 Caledon Street, Ficksburg, Free State

Suburb: Ficksburg

LEGAL
Erf 271
Township: "FICKSBURG"
Mun: "SETSOTO LOCAL MUNICIPALITY"
Province: "FREESTATE"
Coordinates: [28.881735, 27.879732](#)
[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)
4461 m²



Amenities



FILLING STATION

- 0.64 km Total
- 1.02 km Filling Station
- 1.39 km Engen Borelsa Motors



POLICE STATION

- 0.95 km South African Police Service - Fontein Street
- 1.14 km Police Service
- 1.37 km South African Police Service Ficksburg Police Station



BUS STATION

No bus stations in the proximity



SHOPPING CENTRE

- 0.14 km Bester Street Shopping Centre
- 1.09 km Ficksburg Shopping Centre
- 1.26 km Imperani House



HOSPITAL/CLINIC

- 0.48 km Health Ficksburg Clinic
- 2.91 km Wellness Clinic



EDUCATION

- 0.69 km Quantum Primary School
- 0.47 km Ficksburg Secondary School
- 0.68 km Oaks Learning Centre



PROPERTY DETAILS

PROPERTY DESCRIPTION

COMMERCIAL PROPERTY – 4,461 m² STAND

Situated at 100 Caledon Street, Ficksburg, this commercially zoned property situated on a 4,461 m² corner stand, fenced off with gated access.

The property comprises two prefabricated buildings and two smaller prefabricated storerooms. Structures are in a dilapidated condition and require substantial rehabilitation, providing an opportunity for refurbishment or redevelopment.

Additional Improvements:

- Covered carport accommodating approximately 6 vehicles
- Gated carport accommodating approximately 6 vehicles or suitable for storage
- Brick loading ramp
- Truck cooler-box body on bricks, currently utilized for storage

Fully fenced stand with gated access

Amenities & Location:

The property is conveniently situated within Ficksburg, with access to a range of local amenities including retail stores, supermarkets, restaurants, pharmacies and other commercial services. The central location provides convenient access to the surrounding town and main routes.

**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 AUCTIONEERS

- 5% Deposit and buyers commission plus VAT on the commission only upon signing of the agreement.
- The Seller appears to be VAT registered.
- 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 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: 16200LJ/Name and Surname

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



199 Gordon Rd
Queenswood, Pretoria



+27 (0)12 403 8360



monique@venditor.co.za



venditor.co.za