VENDITOR
AUCTIONEERS



INSOLVENT ESTATE

COMMERCIAL PROPERTY

7 ELMBOOG STREET

HENNENMAN, FREE STATE

VENDITOR AUCTIONEERS

INDEX

Lightstone Report	4
Property Details	6
Property Photos	8-9
Terms & Conditions	11

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

VENDITOR
AUCTIONEERS

Property Details

Freehold

7 Elmboog Street, Hennenman, Free State
Get Directions
-27.974714,27.02126

Legal Description

Erf	198
Portion	0
Suburb	Hennenman
Township	Hennenman
Municipality	Matjhabeng
Province	Free State

Land Size (Registered)	Land Size (Cadastral)	Last Sales Date
1004 m^2	1007 m^2	09/11/2004



Amenities

Filling Station

- **0.46 km** Puma Energy Hennenman
- **0.62 km** Ems Motors
- **0.62 km** Puma

Bus Station

No bus stations in the proximity

Hospital

No hospitals in the proximity

Police Station

- **0.79 km** South African Police Service Hennenman Police Station

Shopping Centre

- **0.25 km** Du Plessis Antique Furniture

Education

- **0.97 km** Kleuterskool Woel En Werk
- **0.79 km** Hoërskool Hennenman
- **0.85 km** Hoerskool Hennenman

PROPERTY DETAILS

VENDITOR AUCTIONEERS

PROPERTY DESCRIPTION

The subject property is situated in Hennenman, a small established town within the Matjhabeng Local Municipality in the Lejweleputswa District of the Free State Province.

The town offers basic amenities and facilities, including schools, retail outlets, medical facilities, churches and other essential community services. The surrounding area is characterised by predominantly flat terrain, typical of the central Free State landscape.

Hennenman enjoys road and railway connectivity to surrounding towns, including Welkom, Virginia and Ventersburg. The town provides a relatively quiet, small-town residential environment with access to the essential amenities required for everyday living.

The Subject Commercial Property comprises:

- Large Open Workshop
- 2 Storage Rooms
- 2 Offices
- 2 Toilets Facilities
- Parking

Please Note: The property has been subjected to vandalism and is currently in a deteriorated state. It exhibits signs of neglect and requires substantial remedial work, repairs and general refurbishment to restore it to a functional and acceptable condition.

The Property is currently vacant.

Rates:	R 1 328.80 (Estimated)
Refuse:	R 598.89 (Estimated)
Sewerage:	R 235.88 (Estimated)

PROPERTY PHOTOS


NFS BANDE
Truck Tyre Retread Factory


Krom St
Krom St
IF Repairs & Airconditioning
Elmboog St
Hertzog St
Hertzog St
Hertzog St
Mohlala str
Savanna Pub and Grill Hennenman
Karel Crause St
Elmboog St
Karel Crause St
Hertzog St

TERMS AND CONDITIONS

- 10% Deposit plus 5% Commission plus VAT thereon, is payable upon signing of the agreement
- The Seller is Not VAT Registered. Transfer Duty Applies.
- The Offer is subject to the Acceptance of the Seller.
- After written acceptance, the buyer has 30-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: 16257NDB | 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