

INFORMATION PACK

FOR

NO RESERVE AUCTION **MODERN COMMERCIAL PROPERTY**

4B CHARL DE KLERK STR, TOWNLANDS, KLERKSDORP

*****DECEASED ESTATE*****



ON SITE AUCTION – Wednesday, 14 February 2024 @ 11h00

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Property Information

Title Deed Information –

PTN 643 OF THE FARM TOWNLANDS OF KLERKSDORP 424, NORTH WEST - IP	
Known As:	4B CHARL DE KLERK STR, TOWNLANDS, KLERKSDORP
Title Deed:	T72258/2019
Extent:	877m²
Local Authority:	CITY OF MATLOSANA
Registration Division:	IP
Province:	NORH WEST
VAT Status:	The seller is NOT registered for VAT
Zoning:	INSTITUTIONAL

Property Description

**** NEWLY BUILD OFFICES - IDEAL PROFESSIONAL / MEDICAL / SERVICE INDUSTRY ****

Contemporary and centrally located commercial property close to Klerksdorp Central with easy access from the **N12** and close to major and main routes.

This property enjoys an excellent strategic location adjacent to the primary business node of the area, enjoying high volumes of traffic with Flamwood Walk Centre, Builders Warehouse, Econo Foods, Food Lover's Market, and Klerksdorp Technical High School in the immediate vicinity.

This property offers a very modern feel with glass and brick walls and beautiful finishes. There is a reception area, a spacious boardroom, a server & storeroom, 9 office spaces, 2 neat bathrooms (male & female bathrooms), and a fully equipped kitchen.

There is ample parking with 6 covered parking spaces, 5 open parking spaces, and 2 garages. The parking area in front of the building can easily be expanded to add more visitor parking spaces.

ADDITIONAL - This property has solar panels, aircons, a camera and alarm system, a Victron Energy System, and much more.

This well-maintained property is ideal for professional practices such as chiropractors, acupuncturists, or other medical-related offices, auditors, or attorneys.

This modern property offers:

- Reception area
- Boardroom
- Storeroom
- Server Room
- 9 x Offices
- Male & Female Bathrooms
- Kitchen
- 2 Garages
- 6 Covered Parking Spaces
- 5 Open Parking Spaces

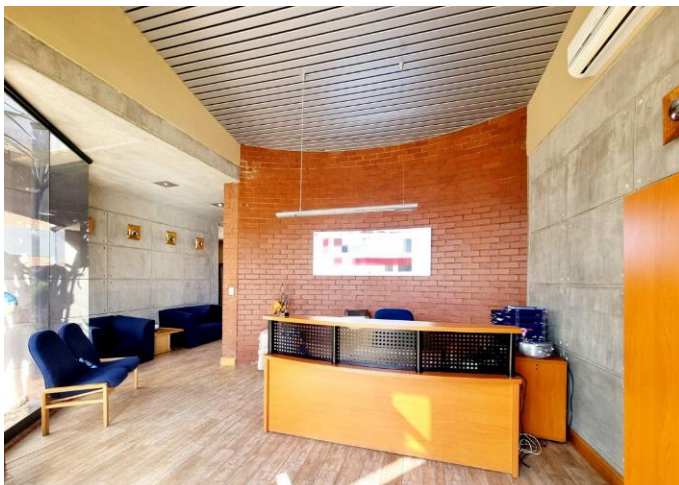
Extras include:

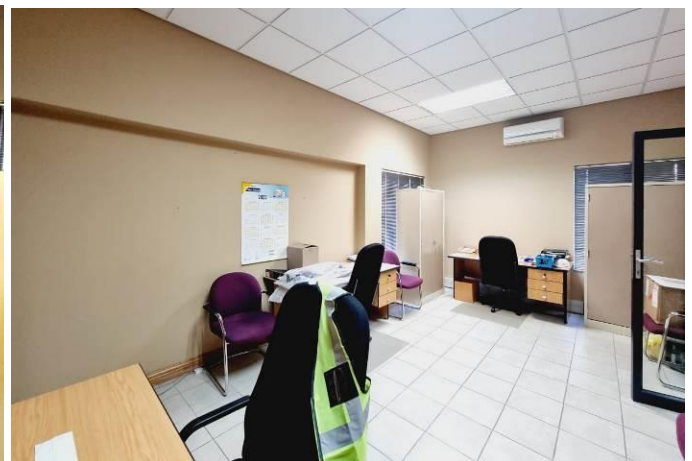
- Solar Panels
- Victron Energy System
- Wi-Fi Fiber
- Camera System
- Alarm system
- Electric Gate
- Aircons
- Irrigation
- Borehole (not in use)

Rates & Taxes: ± R1,896.50

****Please refer to the loose assets list that will be sold as a separate lot****

Photos







Loose Asset List:

Batelys van HL Lambrecht Trust	
<u>Ontvangs</u> 1x blou kantoor stoel 1x rooibruin regop staande stoor kabinet met 2 deure 1x rooibruin ontvangs toonbank 1x rooibruin credenza 1x skakelbord telefoon 1 x pot met plant 1x remote vir voordeur	<u>Kantoor 3 (Cassie)</u> 1x telefoon 2x klein muur prente
<u>Raadsaal</u> 1x 55 inch Flatscreen TV met muurbeugel en remote 6x Leer besoekers kantoor stoele 2x Hoë rug kantoor stoele (met wieletjies) 1x Hout 8 sitplek raadsaal tafel 1x kroeg yskas	<u>Kantoor 4 (Enock&Russel)</u> 1x telefoon 3x medium grootte muur prente
<u>Kantoor 1 (Pieter)</u> 1x donker uitvoerende kantoor tafel 1x donker uitvoerende kant tafel 1x donker uitvoerende tafel hoek blad 1x donkerbruin credenza 1x donkerbruin kant tafeltjie 1x donkerbruin mobiele ondertafel 3-laaï kas 1x blou tafel leasering rakkie met 3 rakkies 2x swart tafel leasering rakkie met 2 rakkies 1x uitvoerende hoë rug swart leer stoel 1x telefoon 1x groot muur potret 1x klein muur potret 1x tafel staanlamp	<u>Kantoor 5 (HL Lambrecht trust)</u> 1x rooibruin L-vormige kantoor tafel 1x ligte kleur los kantoor tafel 1x 3-laaï mobiele onder tafel laaïkas 2x plan hang kabinette
	<u>Server</u> 1x PC skerm 1x PC keyboard 1x PC muis met draad 1x PC muur kabinet met server toerusting
	<u>Printer kamer</u> 1x Riccoï swart en wit printer 2x lugbevogters
<u>Kantoor 2 (Cornelius&Maqiel)</u> 1x rooibruin L-vormige kantoor tafel 1x rooibruin los kantoor tafel 1x rooibruin kantoor tafel met 3 laaie 1x skakelbord telefoon	<u>Dubbelgarage</u> 4x 4 kompartement staal rakke geheg aan muur 1x 10kVa petrol generator met battery 1x rooi 20 liter kannetjie vir petrol 1x grassnyer 1x elektriese bossie snyer 1x tuin kruitwa 1x langleer verskeie tuingereedskap insluitende graaf, vurk, tuinslang verskeie verf, teels, ceilingborde

****The loose assets will be sold as a separate lot – Kantoor 1 (Pieter) already sold****

Zoning Certificate:



CITY OF
MATLOSANA

ZONING CERTIFICATE

1. ERF NUMBER : Portion 643
2. TOWN DESCRIPTION : Townlands of Klerksdorp 424-IP
3. ZONING : Institutional

3.1 Purposes building may be erected and/or ground may be used for:

Cafeteria, Conference Facility, Cultural Heritage, Conference Facility, Cultural Heritage Site, Dwelling Unit, Institution, Place of Instruction, Protected Areas, Public Open Space, Public Worship.

3.2 Purposes building may be erected and/or ground may be used for only with the "Special Consent" from the Local Authority:

Accommodation Enterprise, Aerodrome, Cemetery, Commune, Dispensing Chemist, Dwelling House Office, Flat, Group Housing, Guest House, Gymnasium, Internet Café, Kiosk, Medical Consulting Rooms, Office, Place of Refreshment, Private Open Space, Recreation, Residential Building, Restaurant, Retirement Village, Service Enterprise, Shop, Tea garden.

3.3 Purposes building may be erected and/or ground may be used for only with the "Written Consent" from the Local Authority:

Informal Business, Private Club, Second Dwelling Unit, Social Hall, Telecommunication.

4. DENSITY : -
5. HEIGHT : -
 - 5.1 Height Zone : H.1
 - 5.2 Maximum Height : Two (2) storeys
6. COVERAGE : 70 %
7. BUILDING LINES : 5m from street boundary, 2m from sides -and rear boundary
8. SPECIAL CONDITIONS : Parking: As determined by Local Authority
9. ERF SURFACE : -
10. DIMENSIONS : -

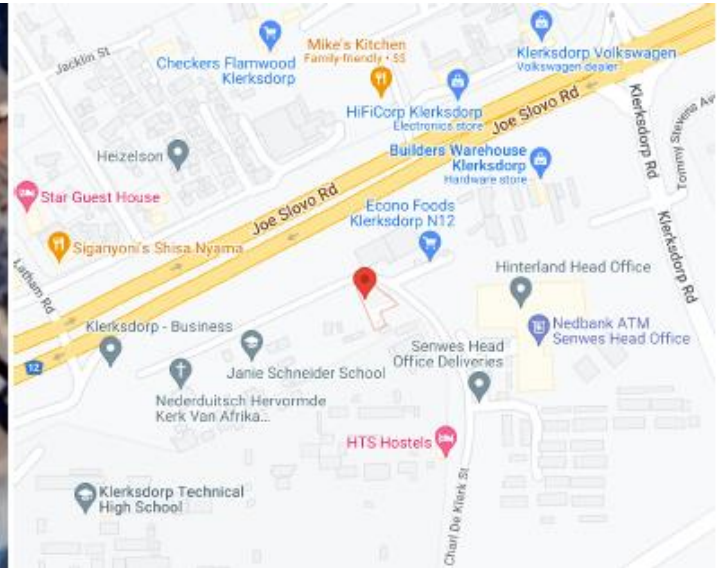
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DIRECTOR: PLANNING AND HUMAN SETTLEMENTS

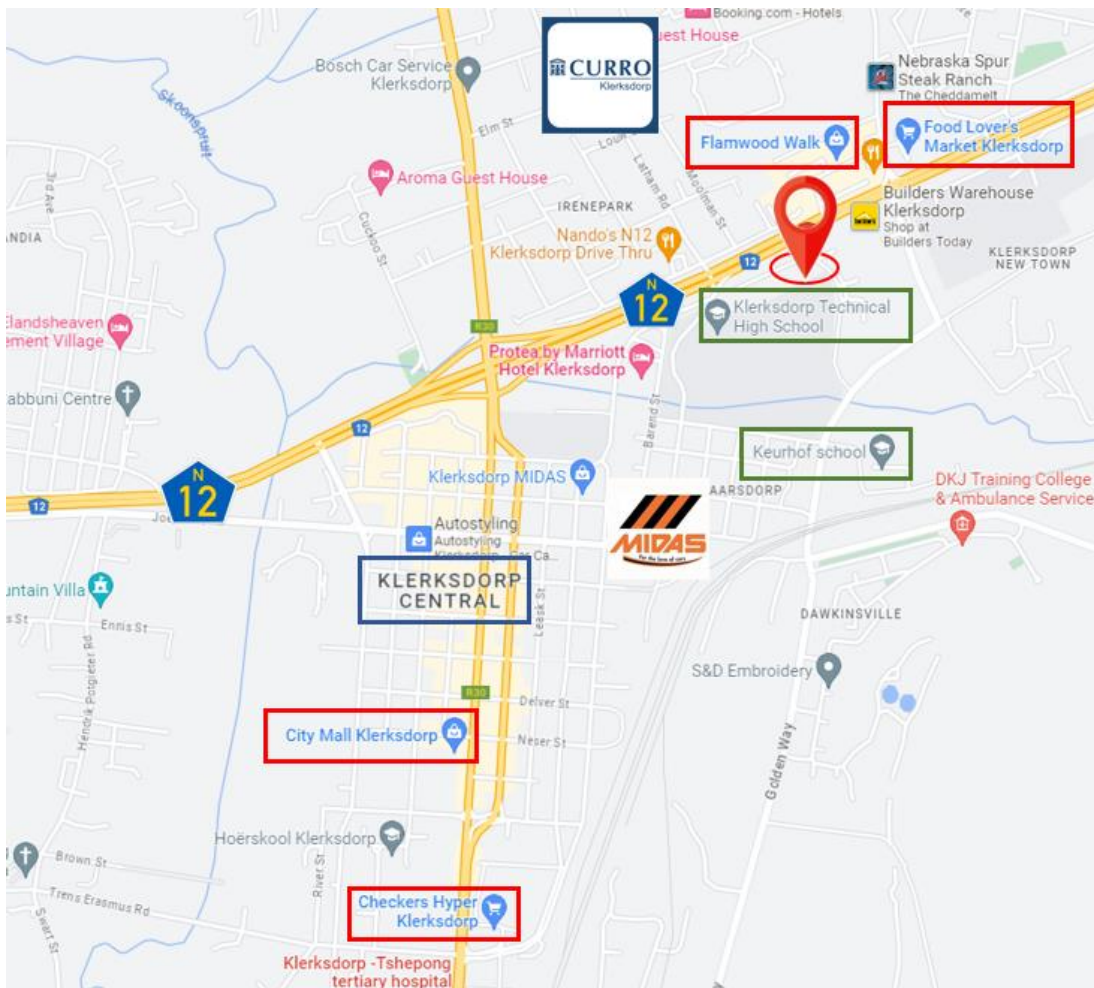
DATE: 26 OCTOBER 2023



Map / Aerial View



GPS Co-Ordinates 26°51'28.9"S 26°40'30.1"E
-26.858024, 26.675024



SCG



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

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