

INFORMATION PACK

FOR

NEWLY BUILT FUEL STATION

TRUCK STOP / CONVENIENCE STORE /
OK MINIMAKET, LIQUOR STORE & PHARMACY

CNR N18 AND R377, STELLA, NORHT-WEST



ON SITE AUCTION – Thursday, 27 February 2020 @ 14h00

Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information

PORTION 56 OF FARM BIESJES BULT 549, STELLA, NORTH-WEST – IN

Known As: PORTION 56 OF FARM BIESJES BULT 549, STELLA, NW

Title Deed: T803/2014

Extent: 27.2468H

Local Authority: RATLOU LOCAL MUNICIPALITY

Registration Division: IN

Province: NORTH-WEST

Registered Owner: STELLA SOUTPAN EIENDOM PTY LTD (201403751007)

VAT Status: The seller IS Registered for VAT

**Zoning: 6 HA – BUSINESS 1
±21 HA – AGRICULTURAL**

NEWLY BUILT PETROL STATION INCLUDING:

Fuel Station

Truck Stop

Convenience Store

OK Foods

OK Liquor Store

Pharmacy

Located at the major intersection, on a national road (N18 and R377), in Stella — BEST LOCATION. The N18 is a national road between Kimberley and Botswana. This fuel station is located on the highest traffic flow intersection in the town. The site currently has an ingress and an egress from the R377, with an additional entrance from the N18 approved by SANRAL.

The size of the site is 27Ha of which 6Ha is Zoned for Business 1. There are no notarial leases and servitudes in place over the property in favour of the oil company. Of note is that the 27Ha extends over the R377 to the west of the R377, with provides the owner with future development opportunities on the south western part of the intersection.

This fuel station and commercial hub stands out as the largest in a wide geographical area of at least ±100km, and the expansion and development potential is unlimited. The current Business 1 zoned part of the site has sufficient area to add branded outlets, for example KCF, McDonalds, Steers, Debonairs, etc.

Puma installed the forecourt of the Fuel Station (tanks, pumps and canopy). However, the supply agreement between PUMA and the seller is currently in dispute. A new purchaser will be free to negotiate a supplier agreement with PUMA or a supplier of their choice.

PUMA have installed 3 x underground tanks of 46 000ℓ each. An additional 46 000ℓ tank above ground has been approved.

The Shoprite Supplier / Franchise agreement for the OK outlets is in place for 5 years with an option to renew for an additional 5 years. Agreement available on request.

<u>Projected Fuel Sales</u>	± 300 000ℓ p/m
<u>Projected Convenience Store Sales</u>	± R350 000.00 p/m
<u>Projected OK Foods Supermarket Sales</u>	± R2,2 Mil p/m
<u>Projected Liquor Store Sales</u>	± R700 000.00 p/m

The truck stop and rental income for the Pharmacy will add additional income over and above the projections contained herein.

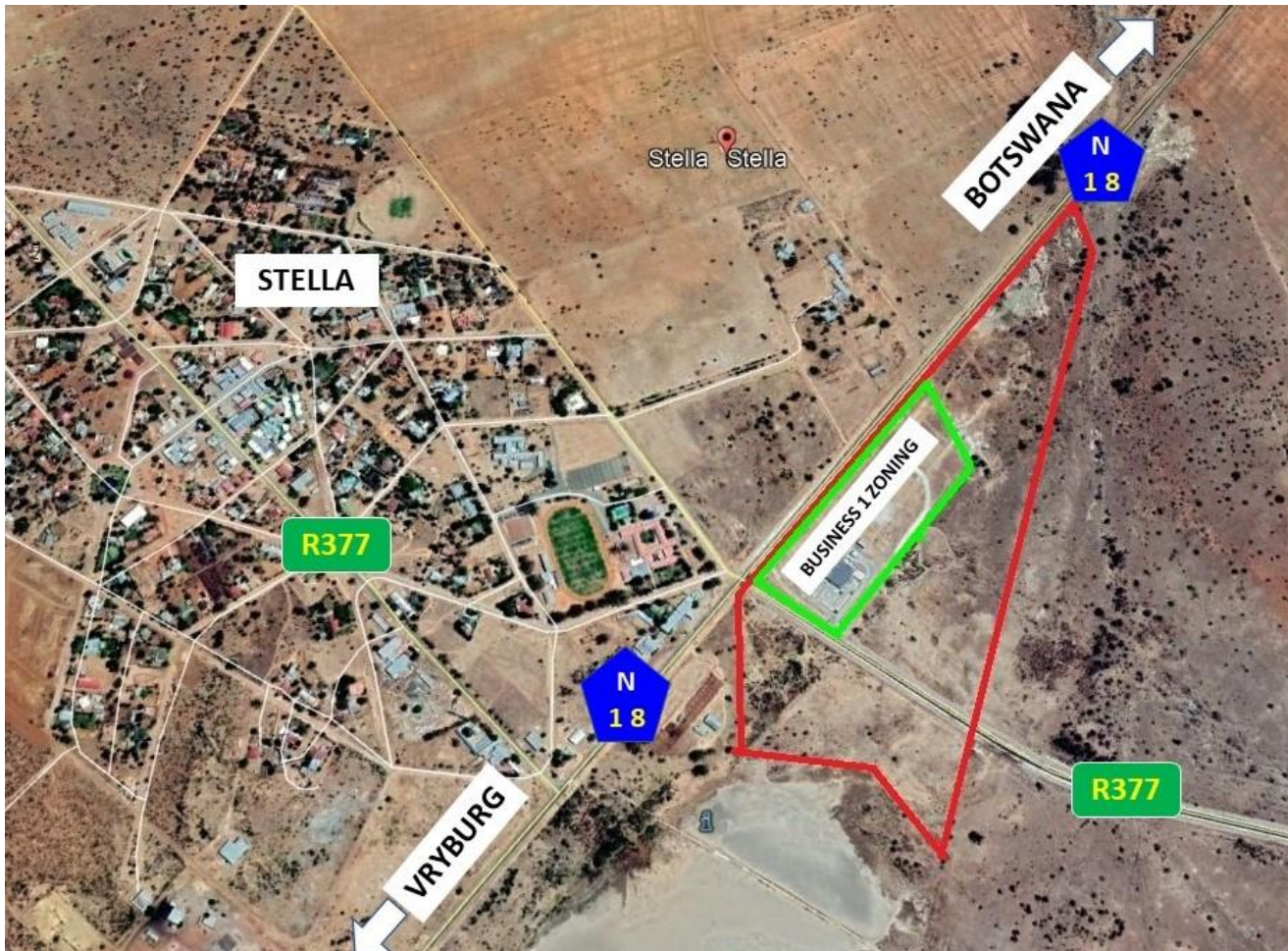
The growth potential across all the business area's is enormous.

Please find Attached:

- Copy of Site License
- Copy of Liquor License
- Copy of Retail License



Aerial Photo



6Ha Business 1 Zoned Area within the 27Ha



Photos

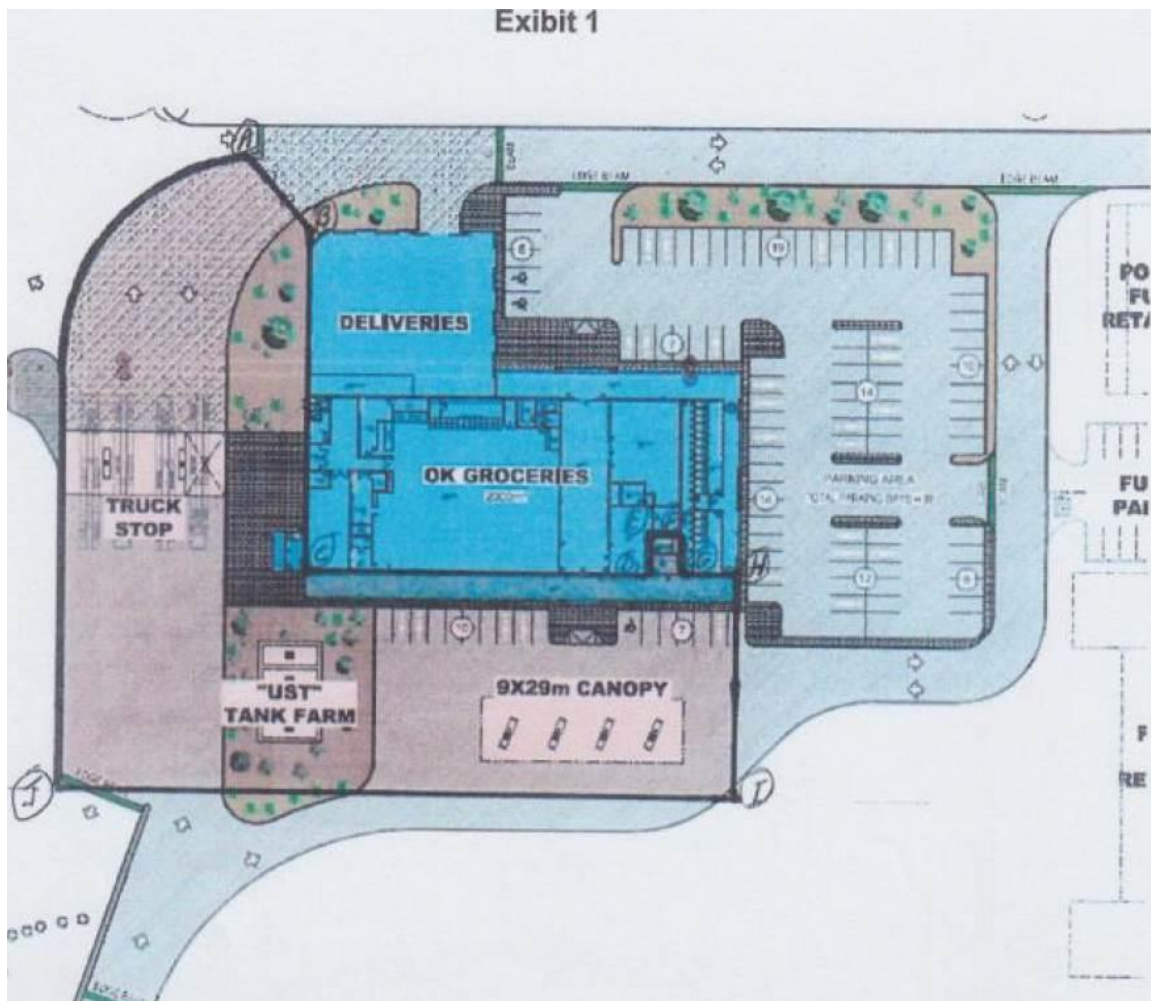








Floor Plans



Map



GPS Co-Ordinates 26°33'21.4"S 24°52'33.9"E
-26.555938, 24.876072



Site License

**energy**Department:
Energy
REPUBLIC OF SOUTH AFRICA

DE 35

SITE LICENCE CERTIFICATETHIS IS TO CERTIFY THAT
STELLA SOUTPAN EIENDOM (PTY) LTD

ID/REGISTRATION NUMBER

2014/037510/07

LICENCE NUMBER

S/2018/0012Is a Site Licence holder in terms of the
Petroleum Products Act, 1977 (Act No. 120 of 1977)

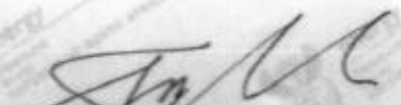
LICENSED PETROLEUM PRODUCTS

LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL

ADDRESS

GEDEELTE 56 VAN DIE PLAAS BIESJESBULT 549**Cnr N18 and R377****STELLA
NORTH-WEST****8650****12 March 2018**

Date of Issue


Controller of Petroleum Products

Retail License



energy

Department:
Energy
REPUBLIC OF SOUTH AFRICA

DE 35

RETAIL LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT
STELLA FILLING STATION (PTY) LTD

ID/REGISTRATION NUMBER
2017/279803/07

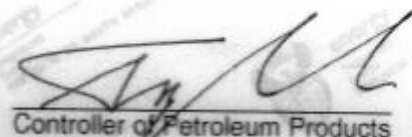
LICENCE NUMBER
R/2018/0065

Is a Retail Licence holder in terms of the
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS
LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL

ADDRESS
GEDEELTE 56 VAN DIE PLAAS BIESJESBULT 549
Cnr N18 and R377
STELLA
NORTH-WEST
8650

12 March 2018
Date of Issue



Controller of Petroleum Products

Liquor License



feed

Department:
Economy & Enterprise Development
North West Provincial Government
Republic of South Africa

FORM 4
(Reg11)

Reference No. NWG0000768

LIQUOR ACT, 1989 LIQUOR STORE LICENCE (OFF CONSUMPTION)

STELLAQUICK STOP (PTY) LTD is licensed to sell **ALL KINDS OF LIQUOR** and to conduct under the name of **OK LIQUOR (STELLA) BOTTLE STORE** premises, the plan of which has been approved situated at **OK CENTRE, EXTENSION OF SATURNUS AVENUE, CORNER N18 & R377, BEING PORTION 56 (a portion of 13) FARM BIESJES BULT 549, STELLA** in the district of **VRYBURG** such as is, in accordance with the conditions of the Act or any other law, authorized to be conducted under the above-mentioned licence.

This licence shall be of no force and effect unless the prescribed fees have been paid to the Departmental account. Payment of the prescribed fees is to be made within sixty days after the under-mentioned date of issue.

Date of issue	Prescribed fees	Payable on or before
05 April 2019	R1500.00	06 June 2019

Place of issue: **MMABATHO**


O.B. RATSHIKANA

CHAIRPERSON: NORTH WEST LIQUOR BOARD
DATE: 09/04/19.

FOR OFFICIAL USE BY THE FEED

Amount received

R1,500.00

Receipt no.

1221558

DEPARTMENT OF ECONOMY &
ENTERPRISE DEVELOPMENT

Office date stamp

2019-04-11

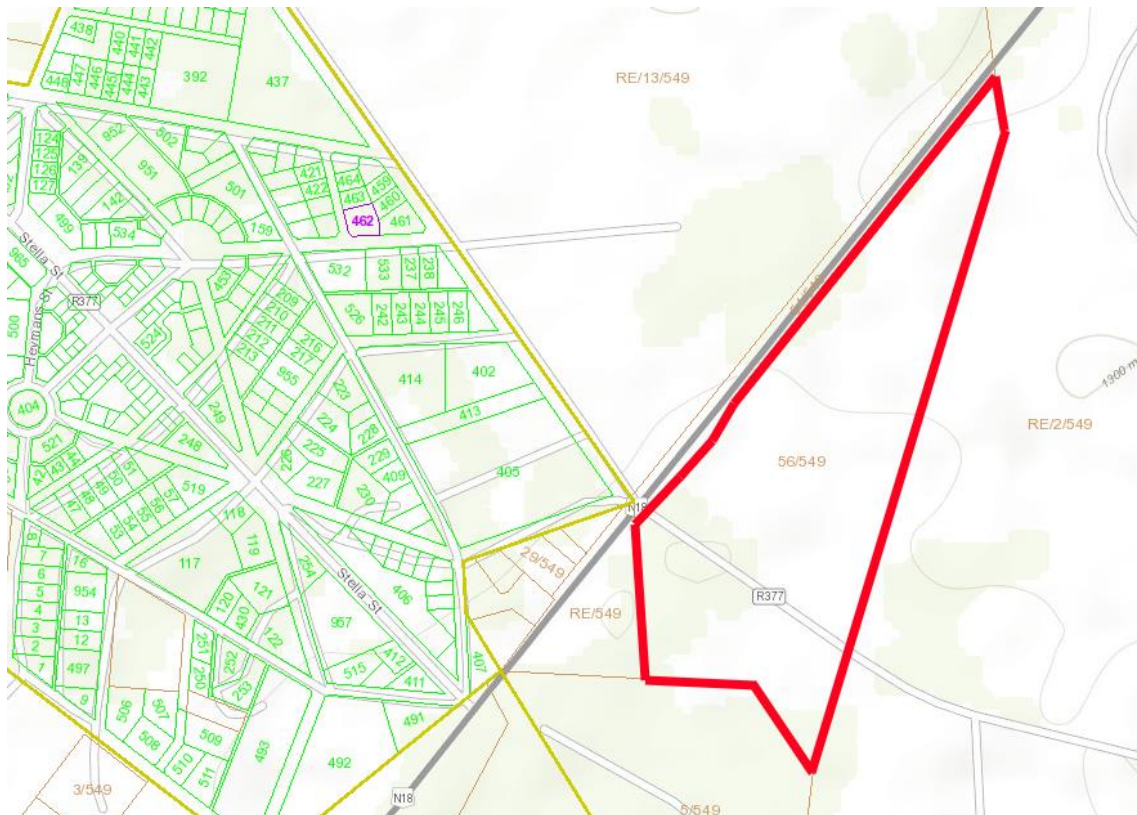
Private Bag x15 Mmabatho, 2735

REPUBLIC OF SOUTH AFRICA

THIS LICENCE IS SUBJECT TO CONDITIONS PRINTED AND TRADING HOURS
ATTACHED

NB.: THIS LICENCE IS RENEWABLE BETWEEN 01ST OCTOBER 2019 TO 31ST DECEMBER

CSG



Terms & Conditions

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.

R100 000 Refundable Registration Fee.

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

Pieter Nel

084 8800 165

pieter@bideasy.co.za

Disclaimer

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