

INFORMATION PACK

FOR

NALEDI BUSSINESS PARK INDUSTRIAL BUILDING WAREHOUSE & OFFICES

24 JUPITER STREET, NALEDI PARK, SASOLBURG



ON SITE AUCTION – Thursday, 12 November 2020 @ 11h00

Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

ERF 24974 /0, SASOLBURG EXT 60, FREE STATE – PARYS RD

Known As: 4 JUPITER STREET, NALEDI PARK, SASOLBURG, FREE STATE

Title Deed: T20739/2007

Extent: 902.0000SQM

Local Authority: METSIMAHOLO LOCAL MUNICIPALITY

Registration Division: PARYS RD

Province: FREE STATE

Registered Owner: MILNEX 55 CC

VAT Status: The seller IS registered for VAT

Zoning: INDUSTRIAL

Property Information

Modern Commercial Building on Jupiter Street in Naledi Industrial Park – Sasolburg.

Large office on ground floor linked to reception and private kitchen. Floor also has storage lock-up units and other office for one's convenience. Storage units are linked to lock-up garage area.

Upstairs you have seven offices. His / Hers Bathroom. Well equipped kitchen with granite tops. Large boardroom. Entertainment area with balcony and built-in braai.

Aircons in all the Offices, Alarm System with Beams.

Property Description:

Building 1

- The Ground Floor
 - Reception
 - Large Office
 - Kitchen
 - Men's & Ladies' bathrooms
 - Paraplegic Bathroom
 - Storage Rooms
 - Office
 - Workshop
- The First Floor
 - 7 Offices
 - Men and Women Bathrooms
 - Kitchen
 - Conference Room,
 - Built-in braai

Building 2

- The building consists of a security room and bathroom

Rates & Taxes ± R9 267.77

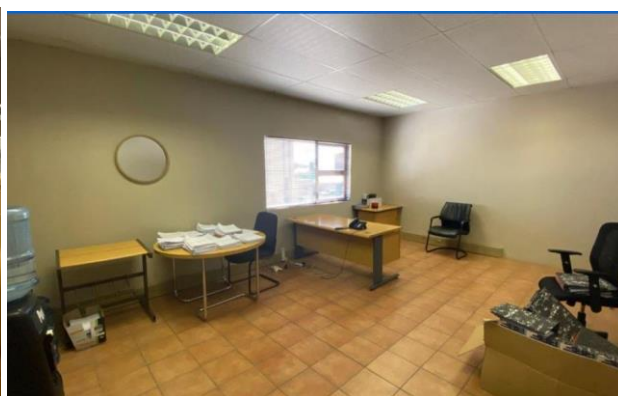
Monthly Income Potential:

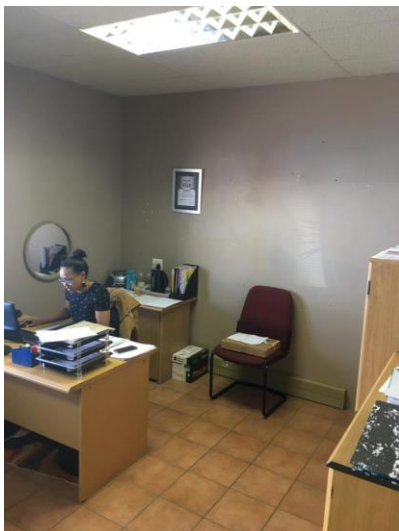
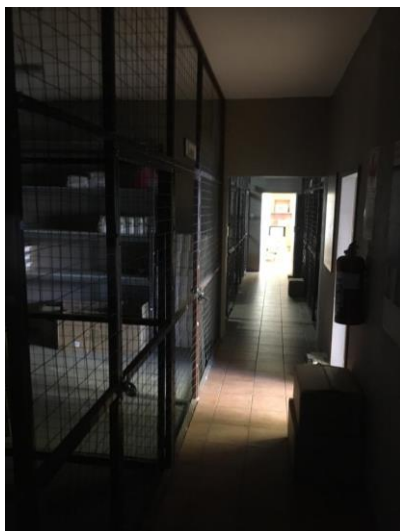
Rent for Building	738 m ²	R65.00 per m ²	R47 970.00
Rent for 8 Parking Spaces	8 parking spaces	R120.00 per parking	R960.00
Rent for 4 Parking Spaces	4 parking spaces	R40.00 per parking	R160.00
Total Monthly Income		R49 090.00	
Yearly Income		R589 080.00	

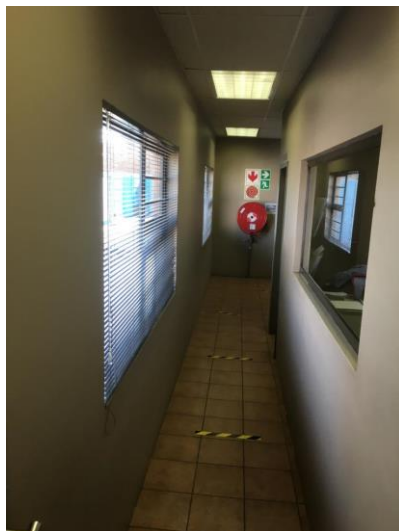
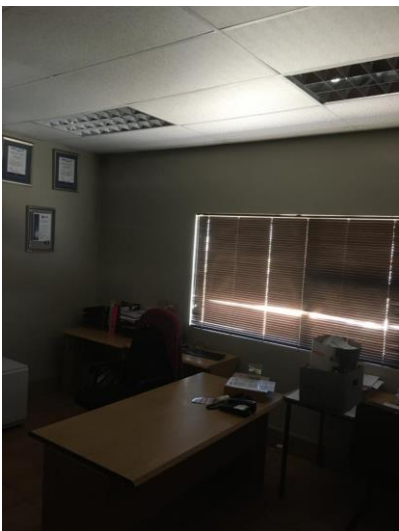
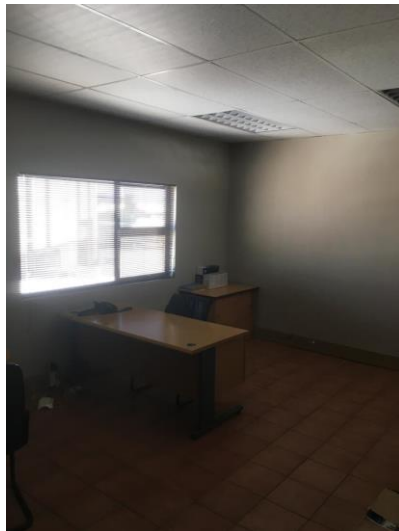
Monthly Expenses	R12 272.00 per month
Yearly Expenses	R147 270.00 per year
Net Yearly Income	R441 810.00



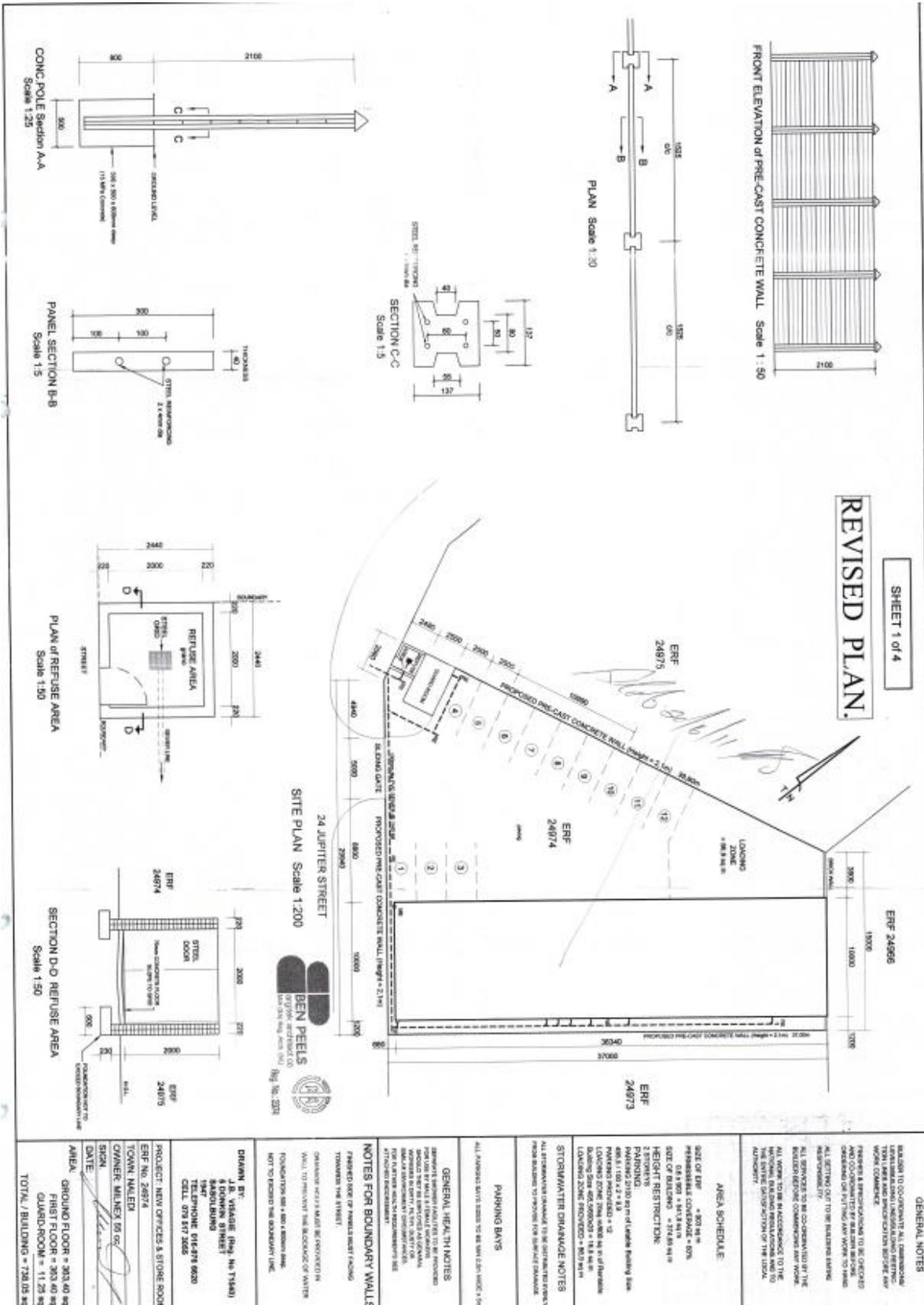
Photos

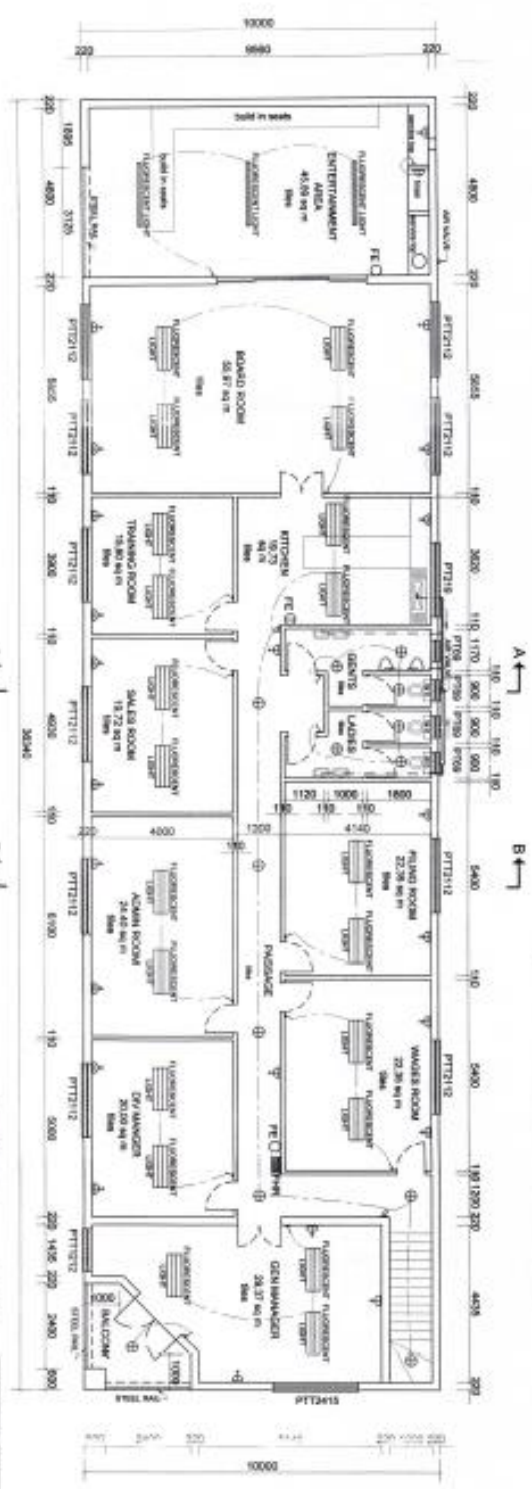






Site Plans



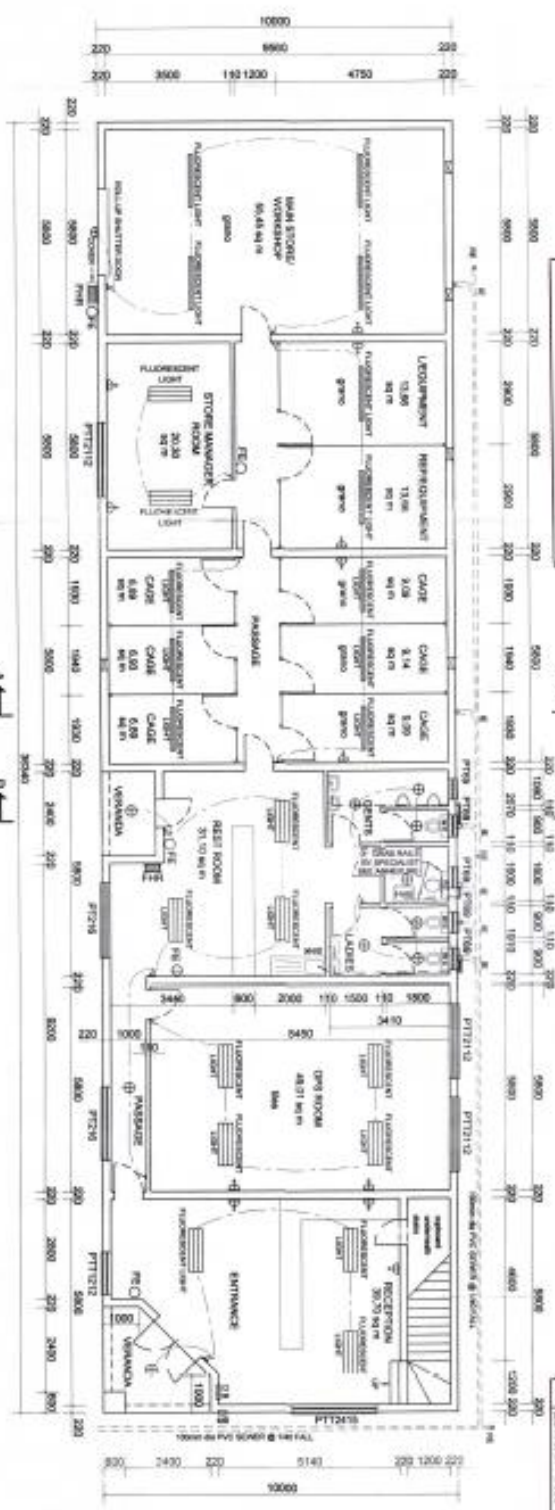


FIRST FLOOR Scale 1:100

Extract Fans of Sufficient Capacity Must be Provided in All Stores



1	LIGHT SWITCH
2	WALL PLUG
3	WALL LIGHT
4	DOOR LIGHT
5	GREEN
6	OSTERSON SIGN BOARD
7	CEILING LIGHT FIXING



GROUND FLOOR Scale 1:100

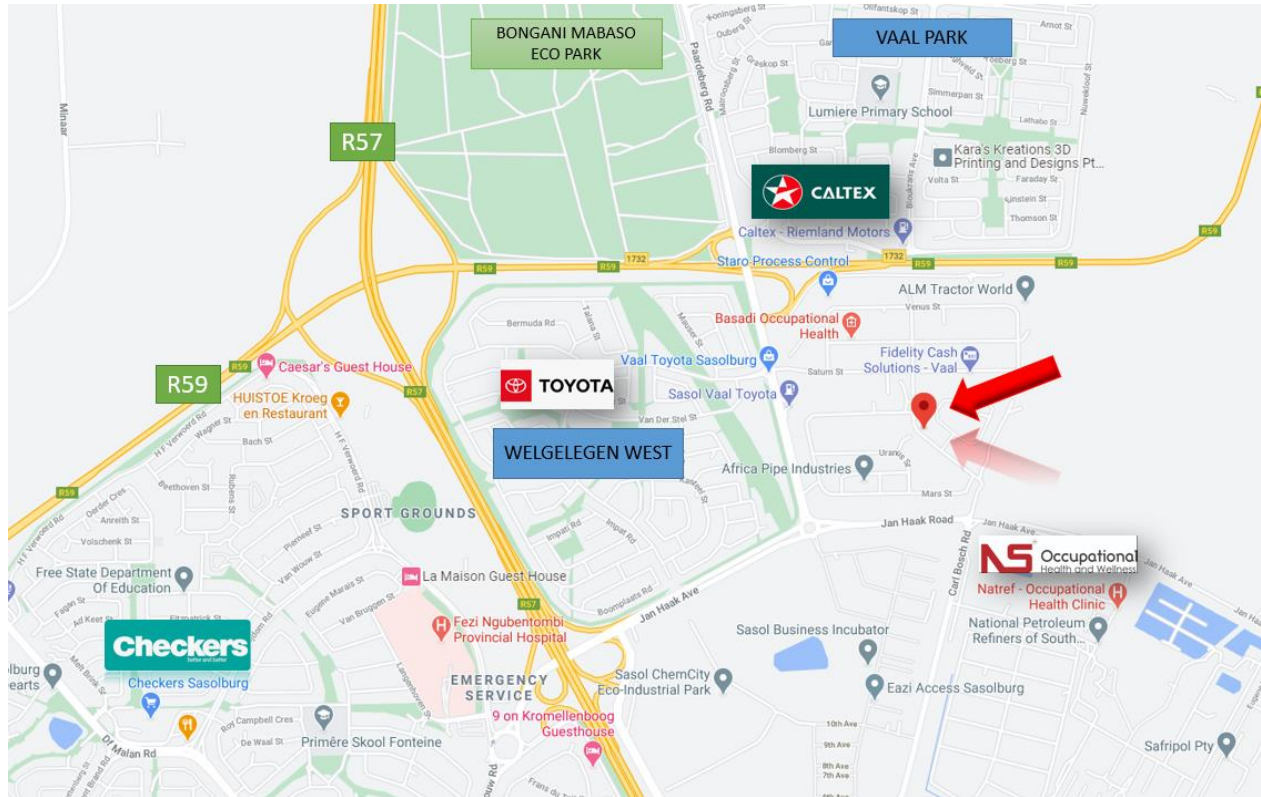
Aerial Shot



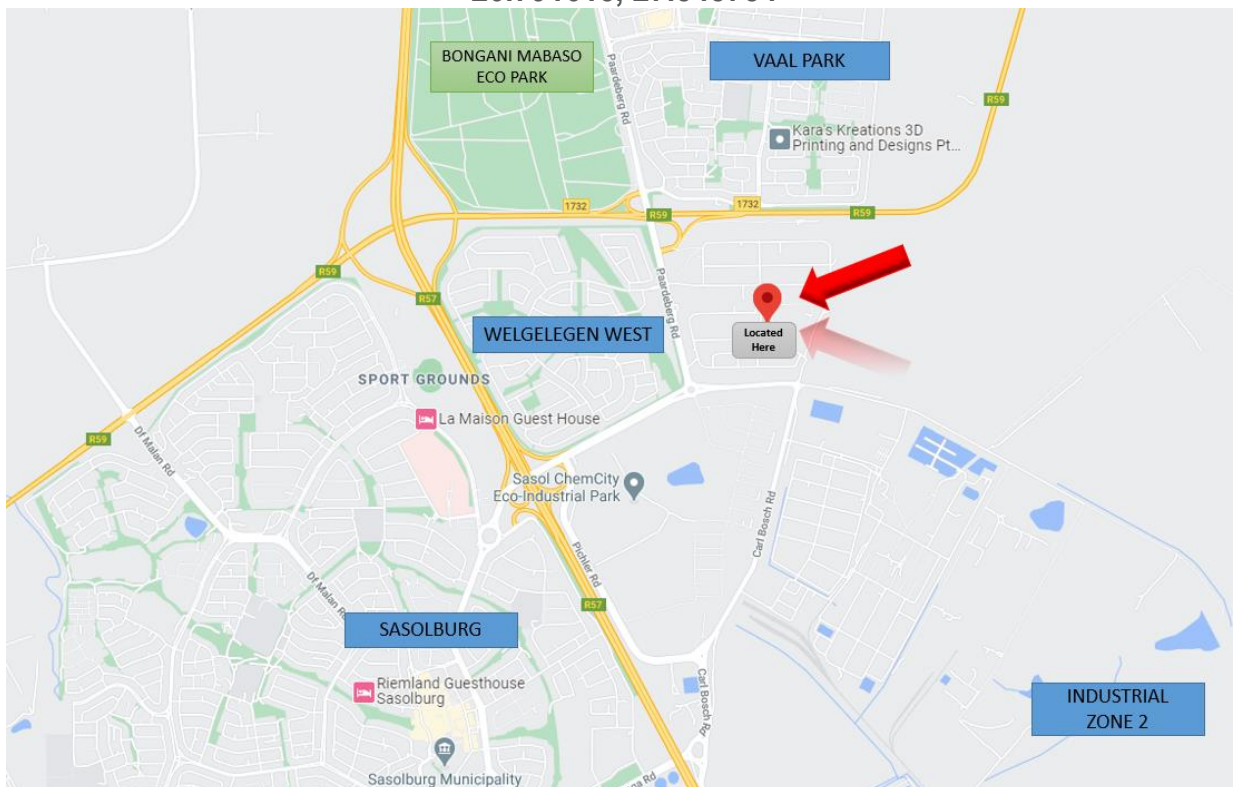
CSG



Map



**GPS Co-Ordinates 26°47'29.8"S 27°50'55.6"E
-26.791615, 27.848784**



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.

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

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