

# INFORMATION PACK

FOR

**\*\*PRIME LOCATION\*\***

# CBD BUILDING 1225m<sup>2</sup>

42 UECKERMANN STREET, HEIDELBERG



ON SITE AUCTION – Tuesday, 10 October @ 11h00

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[www.bideasy.co.za](http://www.bideasy.co.za)

## Property Information

Title Deed Information –

### PORTION 2 OF ERF 135, HEIDELBERG, GAUTENG - IR

Extent: 524m<sup>2</sup>

### PORTION 3 OF ERF 135, HEIDELBERG, GAUTENG - IR

Extent: 216m<sup>2</sup>

### PORTION 4 OF ERF 135, HEIDELBERG, GAUTENG - IR

Extent: 485m<sup>2</sup>

Combined Extent: 1225m<sup>2</sup>

Title Deed: T16695/2019

Known As: 42 UECKERMANN STREET, HEIDELBERG CENTRAL, GAUTENG

Local Authority: LESEDI LOCAL MUNICIPALITY

Registration Division: IR

Province: GAUTENG

VAT Status: The seller IS registered for VAT

## PROPERTY INFORMATION

This building is situated in the Heart of Heidelberg CBD on a high-traffic road with excellent exposure. It is located close to shops, and restaurants, and is only 550m from the Life Suikerbos Hospital. The property has easy access to all major and main routes servicing Heidelberg CBD, N3 Highways towards Johannesburg, and R23 towards the East Rand.

Heidelberg is a prime investment and growth area and boasts fantastic schools, excellent medical facilities, sports clubs, and the prestigious Heidelberg Mall situated next to the N3 Highway.

This property consists of 3 portions and is combined 1225m<sup>2</sup> in size. The well-maintained building has a roller shutter door for deliveries and a customer entrance. There are security cameras installed on the property and there is ample parking for customers.

The building improvements consist of a workshop/warehouse structure with an open floorplan and a separate office, storeroom, kitchen, and bathrooms.

**POTENTIAL** - This property offers the potential of a hardware / wholesale / general retail outlet or recreational space.

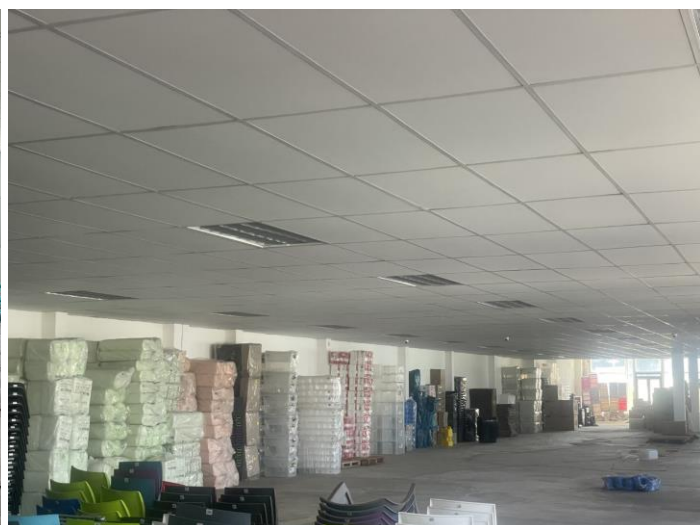
**Rates & Taxes:** ±R9002.43p/m

### Aerial View



### Photos





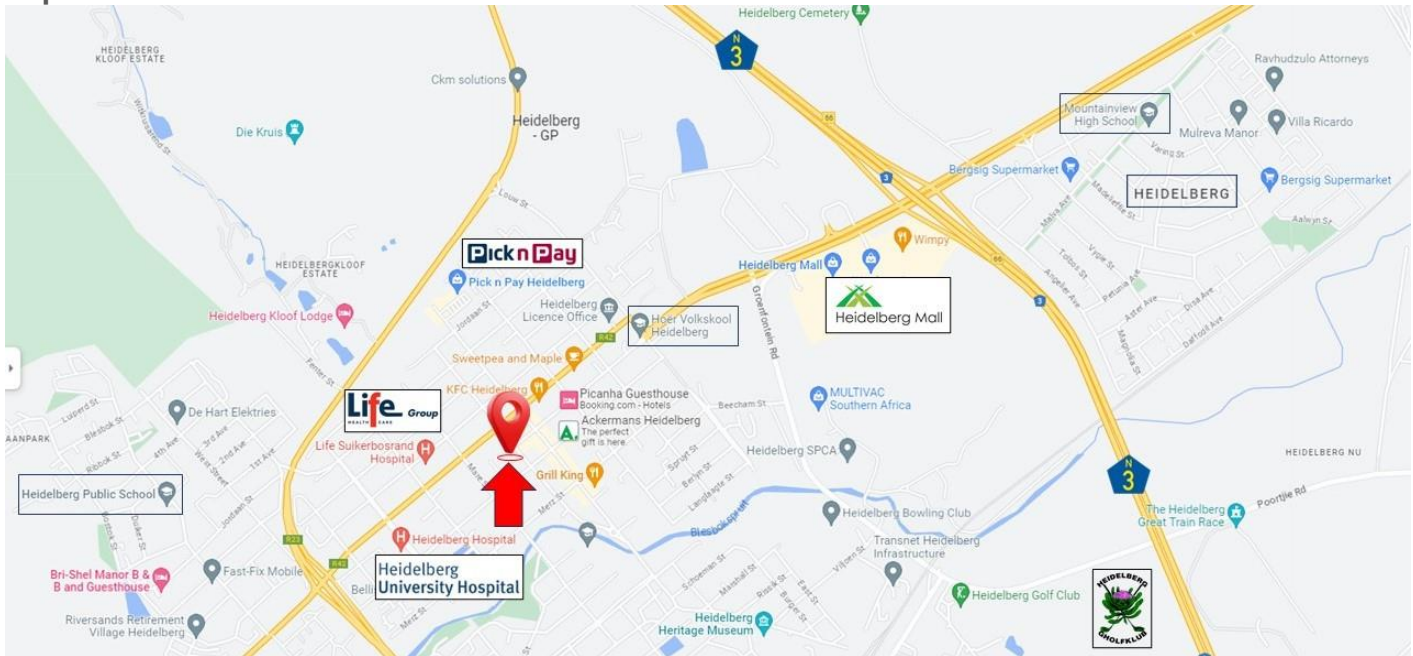
### CSG



### Location



## Map



**GPS Co-Ordinates 26°30'01.6"S 28°21'23.1"E  
-26.500453, 28.356415**

### 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**

**084 8800 165**

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### Disclaimer

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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.