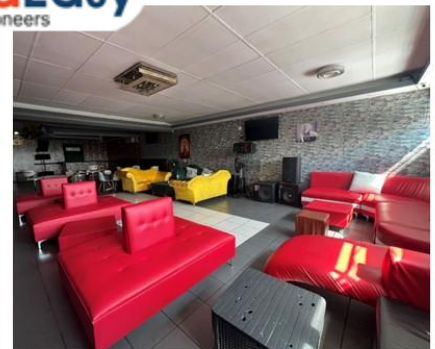


INFORMATION PACK

FOR

PRIME COMMERCIAL PROPERTY RETAIL / WHOLESALE / STORAGE

36 VAN RIEBEECK AVENUE, EDENVALE



ON SITE AUCTION – Wednesday, 24 April 2024 @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

www.bideasy.co.za

Property Information

Title Deed Information –

	PORTION 4 OF ERF 86, EDENVALE, GAUTENG – IR
Known As:	36 VAN RIEBEECK AVENUE, EDENVALE
Title Deed:	T10957/2018
Extent:	1983m²
Local Authority:	CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
Registration Division:	IR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	BUSINESS 1

Property Information

LOCATION! LOCATION! LOCATION! – RETAIL / WHOLESALE / STORAGE

This property is located in the center of the Edenvale CBD, which enjoys high traffic volumes, great main road exposure, and the benefit of being surrounded by well-established businesses.

Edenvale is easily accessible via a network of main routes that allow easy access to all surrounding suburbs which includes the R24 and N12 highways.

The property consists of a **double-story** commercial building that is zoned for Business 1 and is currently a Retail Centre & Restaurant with excellent investment potential with ample business opportunities for the idealistic investor. The building has excellent exposure with store frontages.

The **ground floor** comprises of four separate large retail / wholesale outlets with ablution and office areas. The configuration of the shops can be adjusted to suit the requirement of the tenant. The **first floor** of the shops have large spaces upstairs with bathrooms, kitchen and offices. There is also a **Restaurant on the first floor** with a separate entrance.

The restaurant has been customized for its use with modern finishes. It consists of an inside area with an allocated bar area and stage, an outside terrace, an industrial kitchen, ablution facilities, storage, office and canteen. The restaurant is accessed through a separate staircase on the side of the building.

There are **ample open parking bays** in front of the building for customers.

The building has a **delivery and loading bay** at the back of the property via 8th Avenue.

Potential uses include:

- Package Handling & Collection Point (Takealot)
- Wholesale & Storage
- Warehouse
- Training Centre
- Church
- Auction Venue
- Showroom

All Uses are subject to Zoning Permitted Uses / Applications for addition Permitted Uses

PROPERTY DESCRIPTION:

Retail Shops

- 4 Retail Shops
- Large Showrooms
- Office Space
- Kitchen

1st Floor

- Repairs / Workshop
- Storage
- Offices
- Bathrooms

Restaurant (1st Floor)

- Inside Dining Area
- ShisaNyama Terrace
- Outside Dining Area
- Industrial Kitchen
- Offices
- Canteen
- Stores
- Bathrooms
- Separate Entrance

Rent Income

The combined monthly rental income for the building is ±R104,000.00pm. Each tenant has pre-paid electricity and pays for their water consumption.

SECTION	RENTAL INCOME	LEASE EXPIRY DATE	ESCL. PA
Restaurant	R16 500.00	31/05/2024 with option to renew	10%
Main Retail Store	R42 350.00	30/08/2025 with option to renew	10%
Retail Store B	R10 000.00	31/05/2024 with option to renew	10%
Retail Store C	R25 000.00	30/06/2025 with option to renew	10%
Retail Store D	R10 000.00	30/07/2025 with option to renew	10%

Total Monthly Rental – R103 850.00 per month

Pre-Paid Meters

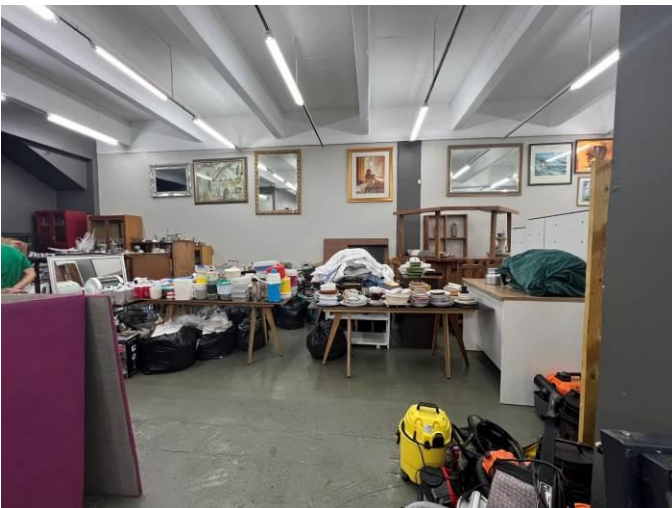
The tenants top up their electricity meters through a pre-paid service provider, which in turn pays the seller out at the end of each month, and the seller settles the electricity account with the municipality.

Copies of leases available on request.

Rates & Taxes: ± R9,483.72 p/m

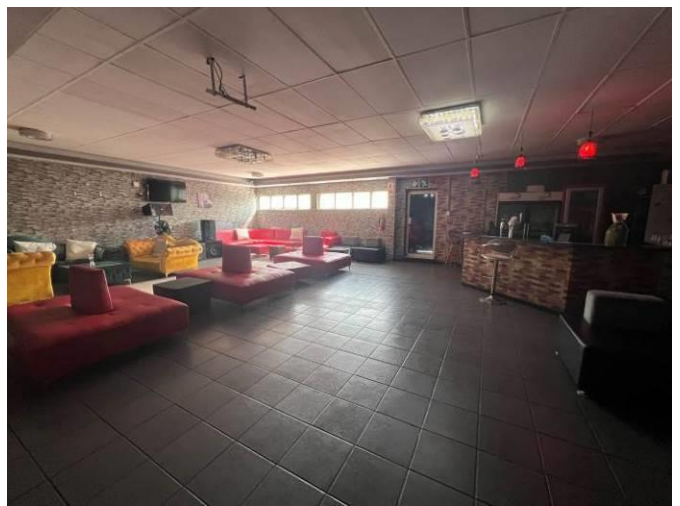
Photos

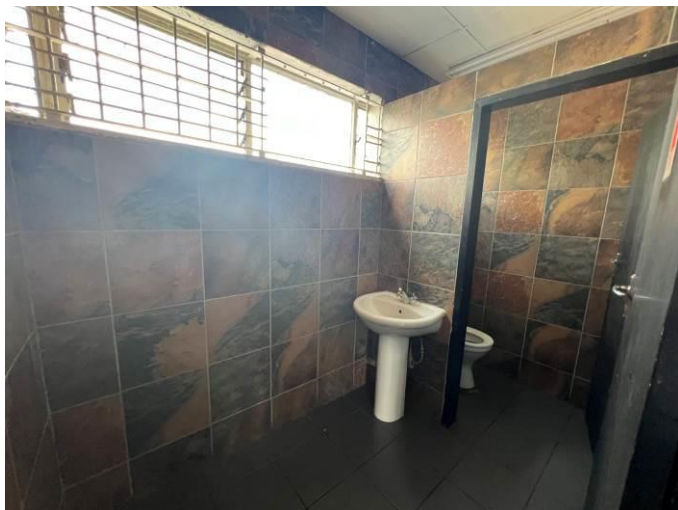
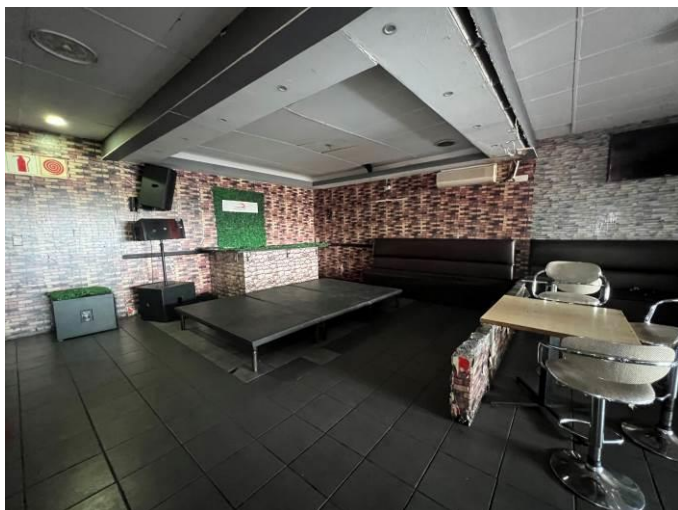
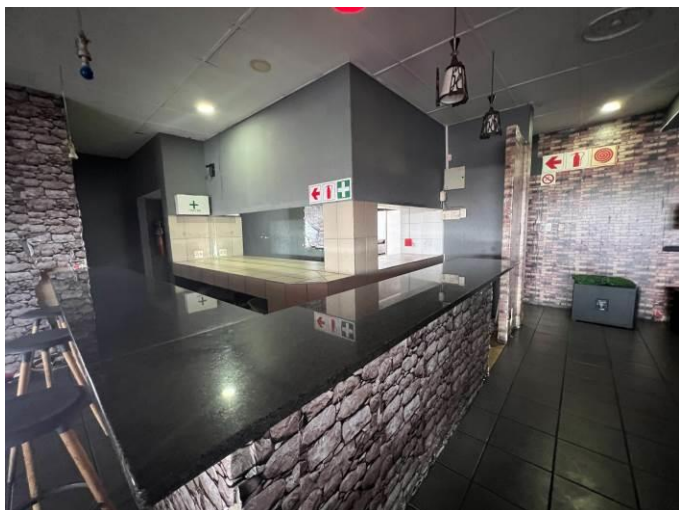
Retail Stores





Restaurant





SG DIAGRAM

S.G. OFFICE COPY

S.G. No. A. 5993/48

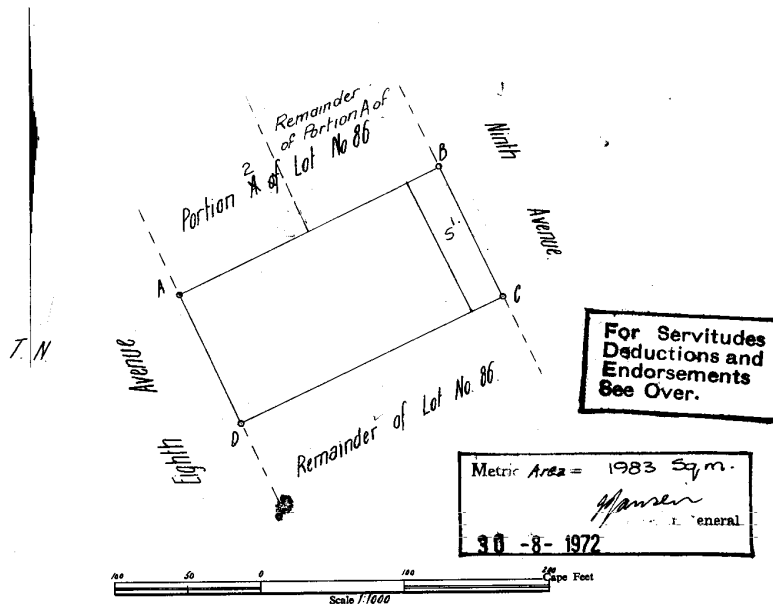
Description of Beacons

Approved

A.B. 1/2" round iron pegs.
C.D. 1 1/2" round iron pegs.

[Signature]
Surveyor-General
23 OCT 1948

SIDES Cape Feet		ANGLES	
A B	200 00	A	90 00 00
B C	100 00	B	90 00 00
C D	200 00	C	90 00 00
D A	100 00	D	90 00 00



The figure A. B. C. D.

represents 20,000 Square Feet of land being

Portion A of Lot No 86 in the Township of EDENDALE
situate in the District of Germiston Transvaal Province

Surveyed in July 1948 by me *[Signature]*
Land Surveyor.

This diagram is annexed to
Transfer Deed No.
dated 39770/1948
in favour of

The original diagram is S.G.A. No. A.
2039/37
Annexed to Deed of Tr. No.
No. 7719/1897

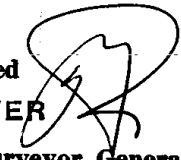
File 4953/11753/-1
General Plan No. 1461/97
Survey Records No. 1742/48

Registrar of Deeds

SERVITUDE DIAGRAM

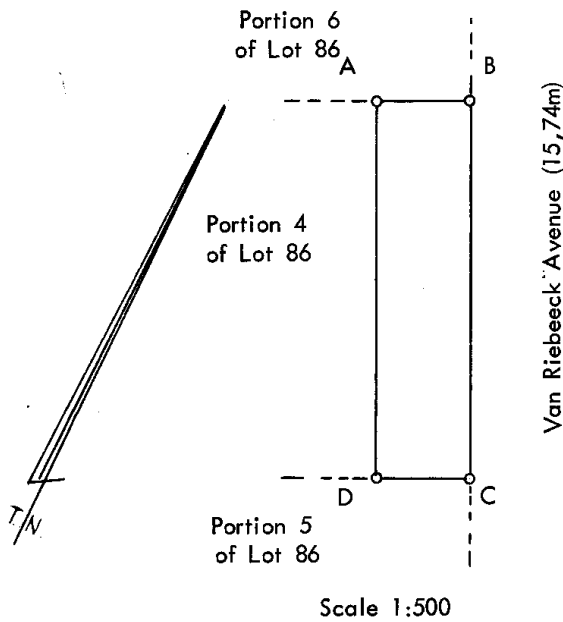
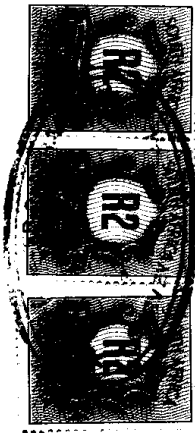
SIDES Metres		ANGLES OF DIRECTION
AB	7,62	270.00.00
BC	31,49	00.00.00
CD	7,62	90.00.00
DA	31,49	180.00.00

S.G. No. A 4044 173

Approved

U. MEYER
 for Surveyor General.
 24 -4- 1973

Description of Beacons

- DDrill hole in concrete
- ACorner of Wall
- B,C12mm Iron pegs.



The figure **A B C D**
 represents a servitude ~~of land being~~
 over Portion 4 of Lot 86, EDENDALE TOWNSHIP

Province of Transvaal
 Surveyed in February 1973

by me. 
 J.H. Munro
 Land Surveyor.

This diagram is annexed to

No. **F295/73.**
 d.d.
 i.f.o.

Registrar of Deeds

The original diagram is

No. A 5993/48

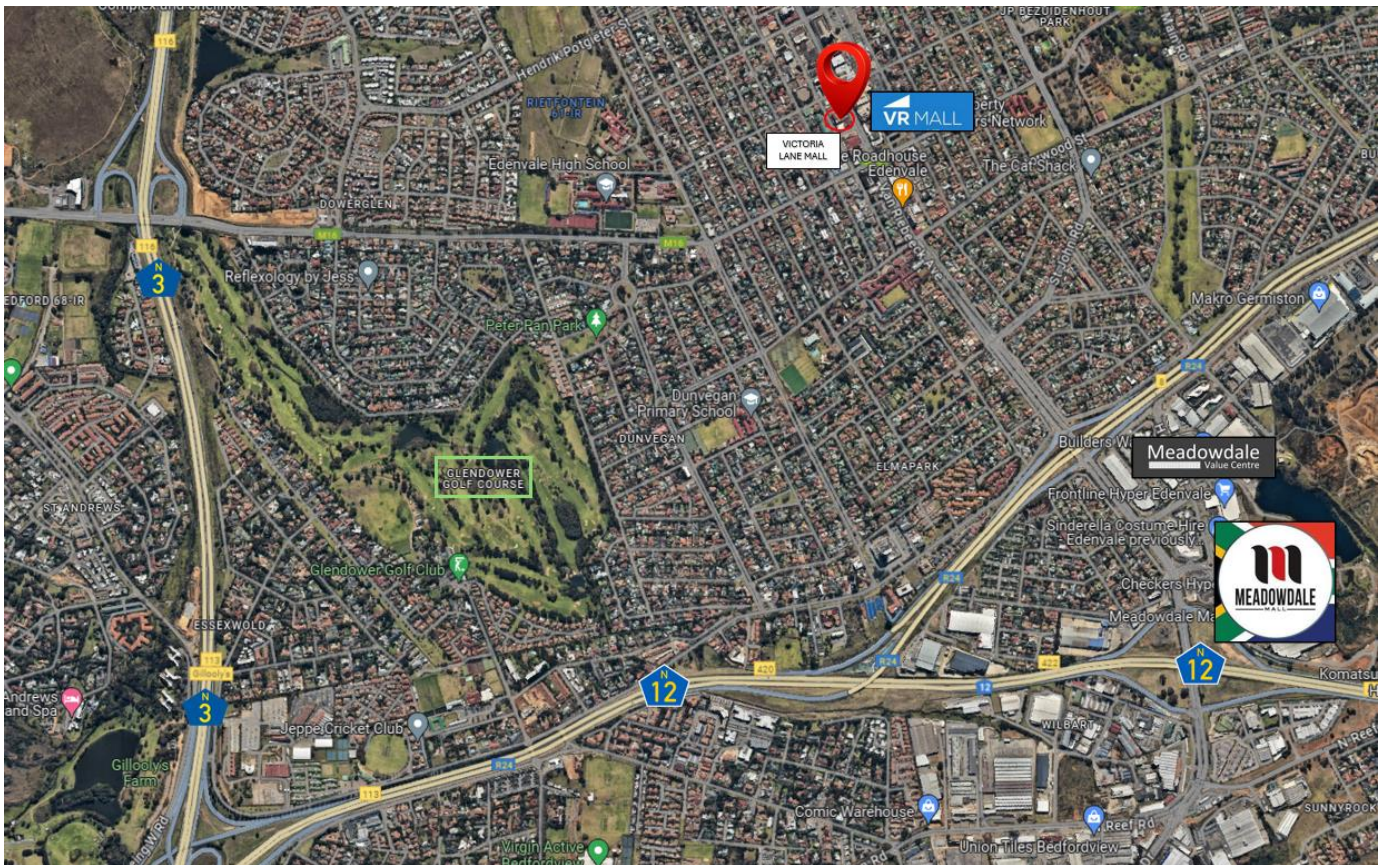
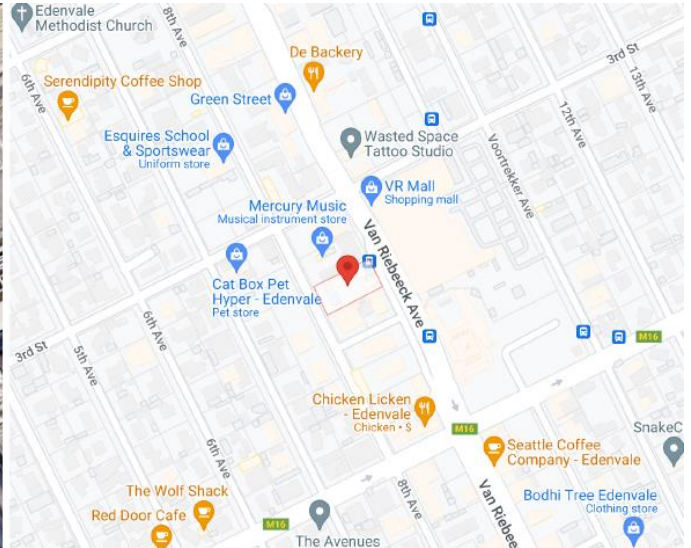
Transfer
 Grant

File

S.R. No. **624 173**

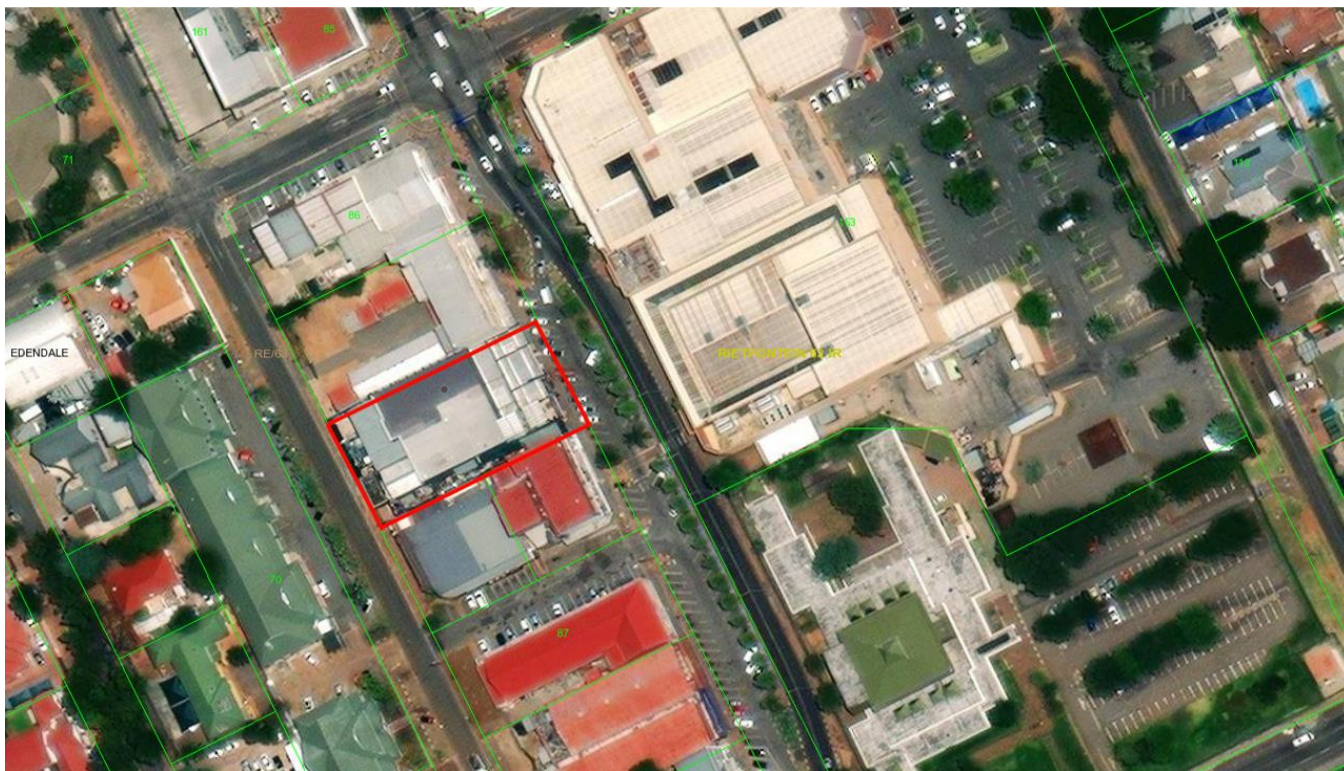
Comp. IRIC-4/C
 T.P. 267

Map



GPS Co-Ordinates 26°08'46.5"S 28°09'19.0"E
 -26.146254, 28.155288

AERIAL



CSG



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

pieter@bideasy.co.za

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