

INFORMATION PACK

FOR

PRIME COMMERCIAL PROPERTY OFFICES & SHOW STAND IDEAL FOR CONSULTING / TRAINING FACILITY

18 ATHLONE DRIVE, THREE RIVERS, VEREENIGING



ON SITE AUCTION – Tuesday, 28 May 2024 @ 11h00

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www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 OF ERF 97, THREE RIVERS, GAUTENG - IQ

Known As: 18 ATHLONE DRIVE, THREE RIVERS, VEREENIGING

Title Deed: T2480/2006

Extent: 3051m²

Local Authority: EMFULENI LOCAL MUNICIPALITY

Registration Division: IQ

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: SPECIAL – OFFICE PURPOSES

Property Information

IDEAL FOR OFFICES / CONSULTING / SHOW STAND OR TRAINING FACILITY

This property is located in the very busy **Three Rivers CBD**, which enjoys high traffic volumes and has the benefit of being surrounded by well-established businesses.

Three Rivers is easily **accessible** via a network of main routes that allow easy access to all surrounding suburbs, which includes the R59.

The property is zoned **Special – Office Purposes** and has excellent investment potential with ample **business opportunities**. The total **General Letting Area (G.L.A)** is **600m²** and a covered **Show Stand of 500m²**. It is possible, in the current configuration, to accommodate 3 tenants for offices and 1 tenant for the show stand.

This property lends itself to integrated **Short Term Serviced Offices / Boardrooms** that can be let hour by hour / day by day. This gives this property an excellent investment opportunity to a owner and partial occupier of the property.

The building has **excellent exposure** on a busy street. Due to the fact that the property is a corner stand, it could be possible to have 2 entrances to the property. There is ample **secure covered and open parking** on the site.

The property consists of a double-story commercial building in addition to a second separate single storey building as well as a Show Stand structure facing the busy street. The Show Stand can easily be converted into a **Storage / Warehouse** facility.

The site has been equipped with a **fiber internet connection**, and **3-phase electricity** with a separate meter for each section. The water is a bulk water reading which is billed according to the PQ.

Communal outside area with **Lapa and Braai** facilities available for all tenants on-premises to use.

The current monthly rental is ±R15 000.00 per month, on a month-to-month contract. The current lease can be extended for an additional 5 years, alternatively, the seller/tenant will vacate if the purchaser wants vacant occupation.

Rates & Taxes: ± R10 757.15 p/m

PROPERTY DESCRIPTION:

MAIN BUILDING – GROUND FLOOR

- Reception Area
- 7 x Offices
- Board Room
- Kitchen
- 2 x Toilets

MAIN BUILDING – 1ST FLOOR

- Separate Entrance
- Open Plan Office
- 4 Offices (Dry Walling)
- Kitchen
- 2 x Toilets

SECOND BUILDING

- Reception Area
- 5 x Offices
- Board Room
- 2 Kitchens
- 2 x Toilets

FEATURES

- Show Stand (500m²)
- Ample & Secure Parking Bays
- 3 - Phase Electricity
- Separate Electricity Meters
- Entertainment Area - Lapa & Braai



MAIN BUILDING – GROUND FLOOR



MAIN BUILDING – 1ST FLOOR



SECOND BUILDING





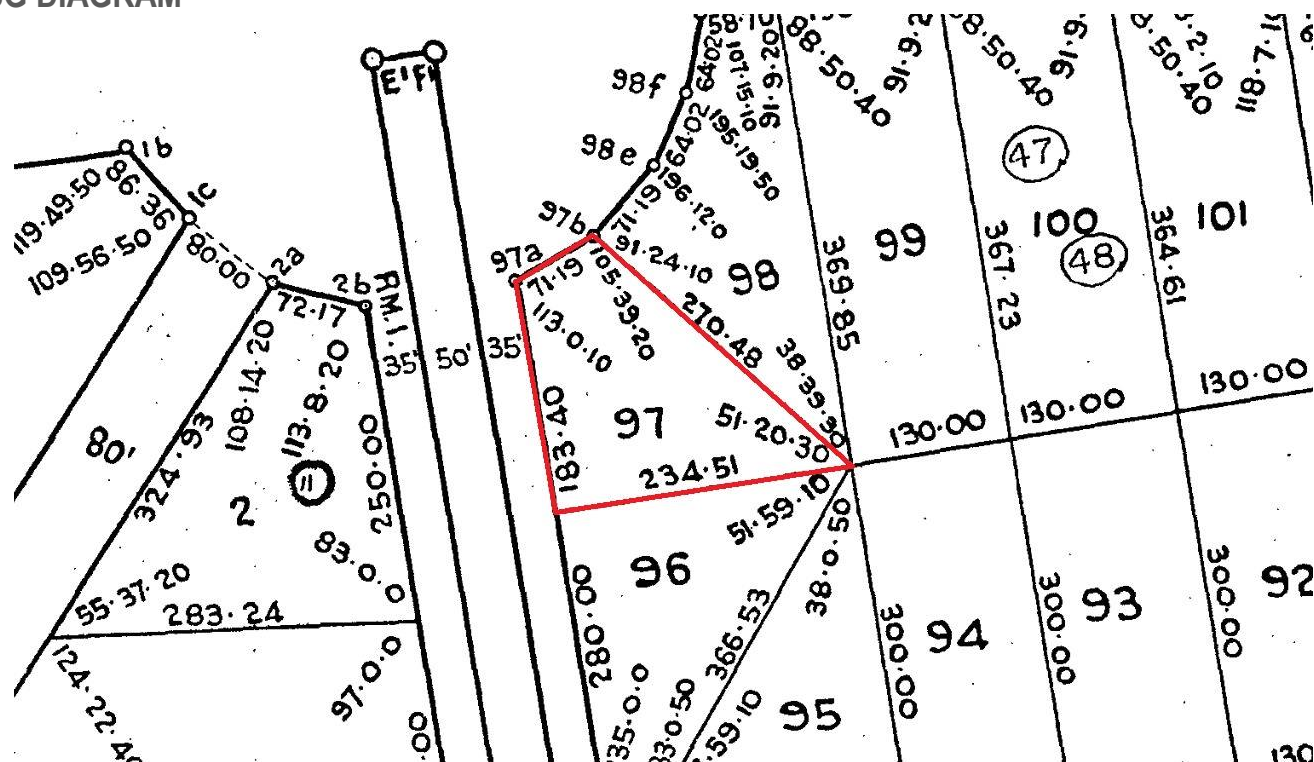
SHOW STAND AND PARKING



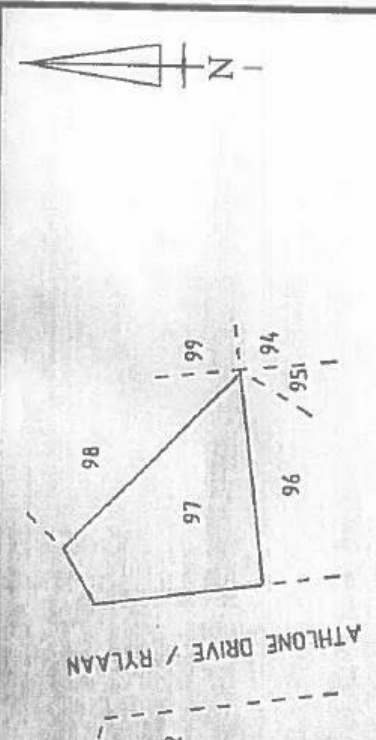

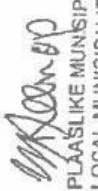
AERIAL VIEW



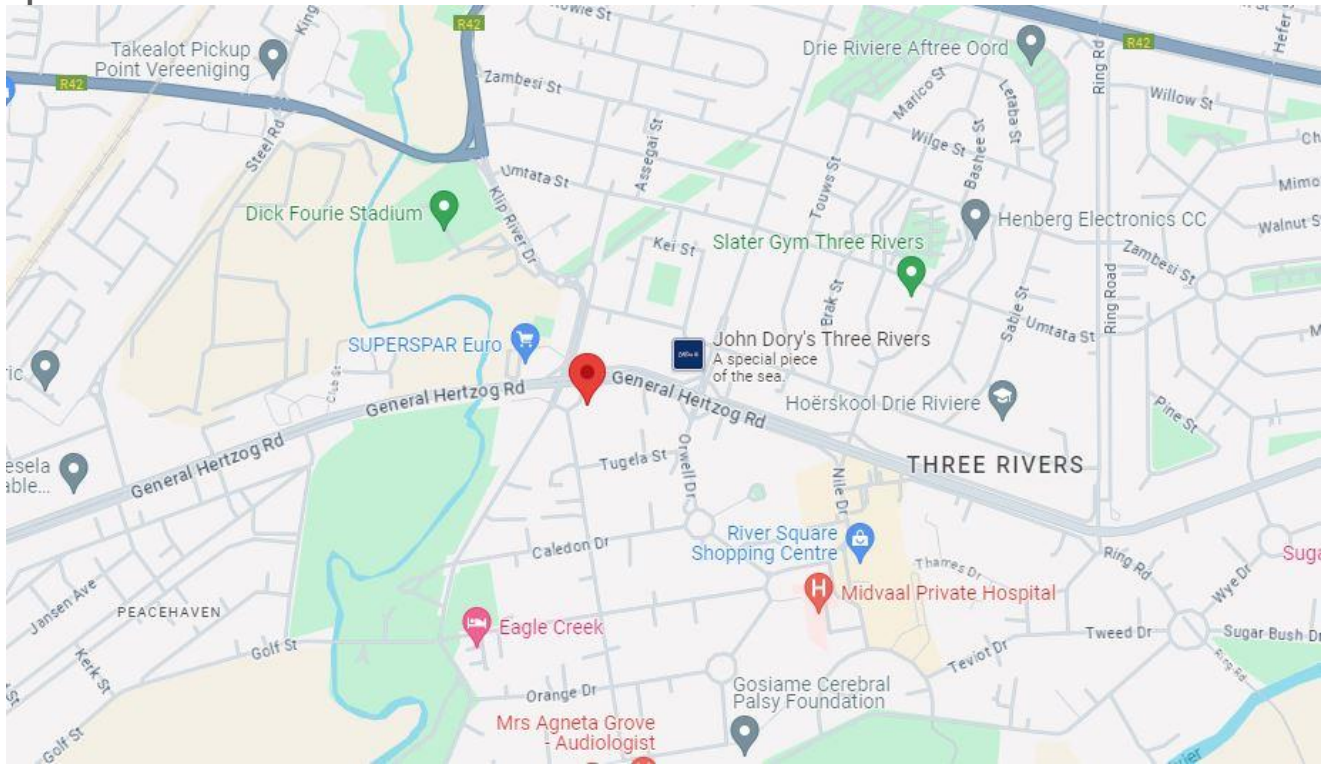
SG DIAGRAM



ZONING SITE PLAN

KODÉ / CODE 36 VEREENIGING	DORPSBEPLANNINGSKEMA / TOWN PLANNING SCHEME 1992	BYLAE ANNEXURE 605	WYSIGINGSKEMA / AMENDMENT SCHEME N646	VEL SHEET 1 OF 2 VAN SHEETS
ERF 97 THREE RIVERS DORP/TOWNSHIP				
				
BYKOMSTIG TOT DIE BETROKKE VOORWAARDES SOOS UITEENGESIT IN DIE DORPSBEPLANNINGSKEMA IN WERKING, IS DIE ERF AAN DIE VOLGENDE VERDERE VOORWAARDES ONDERWORPE :		IN ADDITION TO THE RELEVANT CONDITIONS AS SET OUT IN THE TOWN PLANNING SCHEME IN OPERATION, THE ERF IS SUBJECT TO THE FOLLOWING FURTHER CONDITIONS:		
GEBRUIKSONE 10: SPESIAAL		USE ZONE 10: SPECIAL		
1. Die erf en die geboue daarop en geboue wat daarop opgerig staan te word moet gebruik word vir kantore.		1. The erf and the buildings thereon and to be erected thereon shall be used for offices.		
2. Dekking vir kantore - 60% maksimum bedekte parkeeruitgesluit.		2. Coverage - 60% maximum, excluding covered parking.		
3. Hoogte - 2 verdiepings maksimum.		3. Height - 2 storeys maximum.		
VIR GOEDKEURING AANBEVEEL RECOMMENDED FOR APPROVAL				
				
20 10				
GOEDGEKEUR APPROVED				
				
AMPULENI PLAASLIKE MUNISIPALITEIT / EMPULENI LOCAL MUNICIPALITY				
20 10				

Map



**GPS Co-Ordinates 26°39'31.2"S 27°57'43.4"E
-26.658669, 27.962050**



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:

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