

INFORMATION PACK

FOR

PRIME COMMERCIAL PROPERTY RETAIL / OFFICES / WHOLESALE **SECUNDA CBD**

SANLAM PLAZA, HEUNIS STREET, SECUNDA



ON SITE AUCTION – Wednesday, 26 June 2024 @ 11h00

Dehan 073 154 1745 | dehan@bideasy.co.za

www.bideasy.co.za



Property Information

Title Deed Information –

PORTION 5 OF ERF 8349, SECUNDA EXT 25, MPUMALANGA – IS

Known As:	SANLAM PLAZA, HEUNIS STREET, SECUNDA
Title Deed:	T79821/2005
Extent:	1837m²
Local Authority:	GOVAN MBEKI LOCAL MUNICIPALITY
Registration Division:	IS
Province:	MPUMALANGA
VAT Status:	The seller IS registered for VAT
Zoning:	BUSINESS

Property Information

LOCATION! SECUNDA CBD! LOCATION!

This extensive commercial property is located in the center of the Secunda CBD, which enjoys high traffic volumes, great main road exposure, and the benefit of being surrounded by well-established businesses. The Sanlam Plaza falls within the Secunda Plaza Hub.

Secunda is known as an industrial and commercial center and is easily accessible via a network of main routes that allow easy access to all surrounding suburbs which includes the R546 and N17 highways.

The CBD of Secunda is a thriving commercial and business hub and is well supported by local businesses and patrons. The CBD services the local occupants and the populations of the many surrounding towns, i.e., Bethal, Trichardt, Secunda, Evander, Kinross, Leandra, Embalenhle, etc.

The Sanlam Plaza Building boasts a basement area with storage and parking, a ground floor area with lettable units for retail shops/takeaway outlets/restaurants and/or office spaces, and a first floor with offices and 12 en-suite guestroom units and a large open space (undeveloped).

Rental

There are currently 16 of 18 units occupied with a monthly income of ±R221 342.47 in addition to Levies collected of approximately R62 141.53pm (variable). The levies include the water, refuse and sewerage costs and are variable.

There is large portion of the 1st floor of the building that is not being utilized, which can be developed to increase the lettable area. This area can potentially become:

- Educational / Training Centre
- Professional / Attorney's Office
- Call Centre
- Showroom
- Document Storage Space.
- Medical Suites

The building has an elevator from the basement to the 1st floor and a 75kVA generator. The building has basement parking, a delivery and loading bay.

This is an **excellent investment opportunity** with ample business opportunities for an investor. The building has excellent exposure with high traffic volumes. Situated in the center of the CBD, on Taxi Route and Bus routes, there is a very high volume of foot traffic and exposure.

All Uses are subject to Zoning Permitted Uses / Applications for additional Permitted Uses.

Upside

The current combined monthly gross rental income for the building is ± R283,484.00 p/m but has the potential to be much higher when fully let. There are an additional 2 units that are currently vacant.

In addition, there is a large portion of the 1st floor of the building that is not being utilized, which can be developed to increase the lettable area.

CURRENT TENANTS			
TENANT	MONTHLY RENTAL	ANNUAL RENTAL	LEASE EXPIRY DATE
Polar Ice-cream	R44,000.00	R528,000.00	30/03/2025 with option to renew
STEERS	R22,338.75	R268 065,00	30/03/2025 with option to renew
College on Hills	R31,050.00	R372 600,00	30/03/2025 with option to renew
Hollow Heart	R4,193.49	R50 321,88	30/03/2025 with option to renew
Old Mutual	R14,000.00	R168 000,00	30/03/2025 with option to renew
Sanlam Blue Star	R9,315.00	R111 780,00	30/03/2025 with option to renew
Morris – Sanlam	R8,084.50	R97 014,00	30/03/2025 with option to renew
Santam	R12,305.00	R147 660,00	30/03/2025 with option to renew
House of Cosmetics	R10,263.75	R123 165,00	30/03/2025 with option to renew
Goldex	R9,026.98	R108 323,76	30/03/2025 with option to renew
Sacotapo	R5,750.00	R69 000,00	30/03/2025 with option to renew
Ditheto Accounting	R3,910.00	R46 920,00	30/03/2025 with option to renew
Psychologist (MB Mgcina)	R7,245.00	R86 940,00	30/03/2025 with option to renew
Thully Guest House	R21,000.00	R252 000,00	30/03/2025 with option to renew
EBJ Construction	R9,660.00	R115 920,00	30/03/2025 with option to renew
Afrobeat Flavour	R9,200.00	R110 400,00	30/04/2025 with option to renew
TOTAL	R221,342.47	R2,656,109.64	

Municipal Account

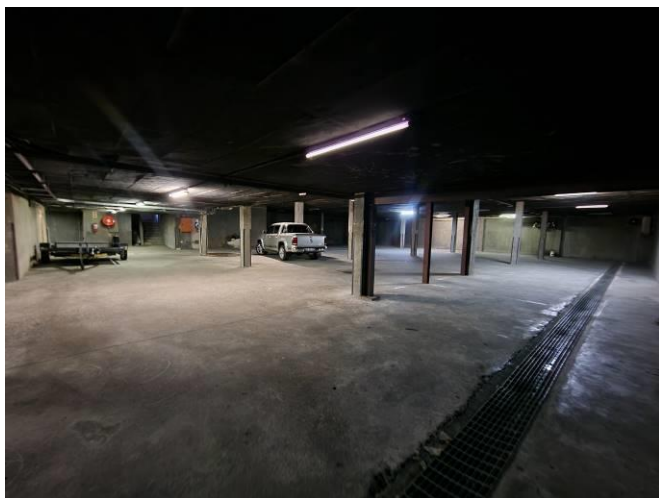
ERF	PORTION	MUNICIPAL VALUATION	REBATE	MONTHLY RATES
8349	5	R25 100 000.00	N/A	R57 745.83

Based on Tax invoice issued by Govan Mbeki Municipality on 22 April 2024

Aerial



Photos - Basement Entrance & Parking



Photos - Old Mutual Office



Photos – Polar Ice-cream Shop



Photos – U-Turn Sweets Shop



Photos – Guestroom Units



Photos – Large Open Space (First Floor)





Zoning Certificate Information



Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

PROPERTY: Portion 5 of Erf 8349, Secunda Extension 25

EXTENT: 1868

Zoning in terms of the Secunda Town-Planning Scheme, 1993: Business 1

Primary Category: ■ Business

LAND USE RIGHTS

Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Vehicle Sales Market		3,00	100	4
Parking Requirements: 2 Spaces per 100 sqm gross leasable floor area.				
Boarding house		3,00	100	4
Parking Requirements: 1 Space per bedroom or bedroom suite and 4.5 spaces per 100 sqm gross leasable floor area.				
Bulk retail trade		3,00	100	4
Parking Requirements: 2 Spaces per 100 sqm gross leasable floor area.				
Child day-care center		3,00	100	4
Confectioner		3,00	100	4
Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area				
Creche		3,00	100	4
Dwelling unit		3,00	100	4
Parking Requirements: 1 Covered space per dwelling unit and 1 uncovered space per 2 dwelling units.				
Funeral parlour		3,00	100	4
Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area				
Gymnasium		3,00	100	4
Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area				

This Land Use Rights Certificate is a true and correct reflection of the land use rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Govan Mbeki Local Municipality, in terms of the Govan Mbeki Land Use Scheme, 2010.

Certified:

Date:



Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

LAND USE RIGHTS				
Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Hotel		3,00	100	4
Parking Requirements: 1 Space per bedroom or bedroom suite and 4.5 spaces per 100 sqm gross leasable floor area, including the bar, reception and restaurant.				
Launderette		3,00	100	4
Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area				
Medical suites		3,00	100	4
Parking Requirements: 1.5 spaces per 100 sqm gross leasable floor area.				
Office		3,00	100	4
Parking Requirements: 1.5 spaces per 100 sqm gross leasable floor area.				
Place of education		3,00	100	4
Place of public worship		3,00	100	4
Parking Requirements: 1 Space per 6 seats				
Place of refreshment		3,00	100	4
Parking Requirements: 4.5 spaces per 100 sqm gross leasable floor area.				
Retail shop		3,00	100	4
Parking Requirements: 4.5 spaces per 100 sqm gross leasable floor area.				
Service retail		3,00	100	4
Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area				
Social Hall		3,00	100	4
Parking Requirements: 1 Space per 6 seats				

BUILDING LINES (IN METRES)	
Street front	0
Rear boundary	0
Side boundary	2,00

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Certified:

Date:



**Govan Mbeki Local Municipality
Province of Mpumalanga**

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

BUILDING LINES (IN METRES)

Other 0

CONDITIONS RELATING TO:

- Other** The unloading and loading of goods shall take place only within the boundaries of the property to the satisfaction of the Municipality, unless the Municipality makes provision for a loading zone in the street reserve.
- Other** No material or goods of any nature whatsoever may be stored or stacked in such a manner that it is unsightly when viewed from outside the property.
- Other** Pedestrian entrances to businesses for customers are limited to lobbies and pavements and are not permitted from service premises.

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Certified:

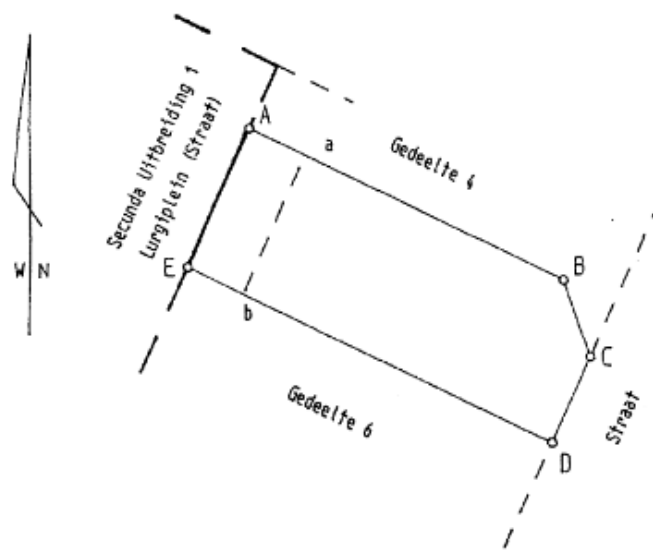
Date:

SG Diagram

ONDERVERDELINGSKAART

SYE Meter	RIGTINGS- HOEKE	ORD. No. 15/1986 ART./SECT. 92 <i>Plan</i>	L. G. No. A 10784/1993
AB 61,49	295 00 00		Goedgekeur
BC 14,14	340 00 00		<i>Theron</i>
CD 16,40	25 00 00		nms.
DE 71,49	115 00 00		LANDMETER- GENERAAL
EA 26,40	205 00 00		1994-01-06

Beskrywing van bakens
A, B, C, D, E : 12mm Ysterpen



Skaal 1:1000

Die figuur A B C D E

Stel voor 1837 vierkante meter grond, synde Gedeelte 5 van Erf 8349 van die dorp SECUNDA UITBREIDING 25

Provinsie Transvaal

Opgeneem in Julie - September 1993 deur my

TA Theron
TA Theron
Professionele Landmeter

Hierdie kaart is geheg aan No. T17593/1996 ged. f. g. v. Registrateur van Aktes	Die oorspronklike kaart is L.G. No. A 10779/1993 Transport T55281/1994 Grondbrief	Lêer M.S. 4214/1993 A.P. A 2412/1990 Koop. ISSA-222, 223 TP 8042
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ONDERSOEKSELVE BETAAL
Theron
nms. LANDMETER-
GENERAAL

LANDMETER-GENERAAL
PRIVATSAK/PRIVATE BAG X291
GRATIS
PRETORIA 0001
SURVEYOR-GENERAL

Title Deed

BVB/MW/LINDE

Prepared by me

SEELREG
STAMP DUTY
FOOI R 10000
FEES

CONVEYANCER
VAN BILJON F B

BC 000010025 / 202

VERBIND MORTGAGED

087357 / 05

for R 9 525 000,00

02 NOV 2021

REGISTRAR/REGISTRAR

Attakantoor
Deeds Office
PRETORIA

REGISTRAR
Register

DATE 27 06 05

T 79821 05

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN
THAT FREDERICK BERNARD VAN BILJON
appeared before me, the Registrar of Deeds at PRETORIA, he the said
Appearer being duly authorised thereto by virtue of a Power of
Attorney granted to him by -

RIBCA TRADING (PTY) LTD
NO 1996/012021/07

ANNA
2005-08-13
VERIFIER

dated the 31st day of JANUARY 2005 and signed at BETHAL

CONNY
2005-08-17
CAPTURER

- 2 -

AND the said Appearer declared that his said Principal had truly and legally sold and that he in his aforesaid capacity did by these presents, cede and transfer to and on behalf of

THE TRUSTEES FROM TIME TO TIME OF THE
LINDEQUE TRUST
NO IT 8641/1997

Its Successors in Title or Assigns in full and free property

PORTION 5 OF ERF 8349 SITUATE IN THE TOWNSHIP OF SECUNDA
EXTENSION 25, REGISTRATION DIVISION I.S., MPUMALANGA PROVINCE;

MEASURING: 1837 (ONE THOUSAND EIGHT HUNDRED AND THIRTY SEVEN)
SQUARE METRES;

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER T 17539/1996
WITH DIAGRAM S.G. NO A 10784/1993 ANNEXED THERETO

SUBJECT TO THE FOLLOWING CONDITIONS :

- A. Onderhewig aan die voorbehoud van alle regte tot minerale ten gunste van Capital Mining Areas Limited soos meer ten volle sal blyk kragtens Sessie Nr 488/1955 R M, welke voorbehoud gemaak is ten opsigte van die voormalige Gedeelte 11 ('n gedeelte van gedeelte 9) van die plaas DRIEFONTEIN 137, Registrasie Afdeling I.S., groot 85,6875 (vyf en tagtig komma ses agt sewe vyf) hektaar, en aangedui deur die figuur b a d c op kaart L.G. Nr A 7346/1976 geheg aan Sertifikaat van Verenigde Titel T 15668/1977 waarvan die gedeelte wat hiermee getranspoteer word 'n gedeelte vorm.

B. Die voormalige Gedeelte 81, groot 11,6520 (elf komma ses vyf twee nul) hektaar, waarvan die gedeelte hiermee getranspoteer 'n gedeelte vorm en wat aangedui word deur die figuur ABCDEFGHJKLMNPORSTUVWXYZA1B1C1D1E1F1G1H1I1K1L1M1N1jX1A op kaart L.G. Nr A 2411/1990 aangeheg by Sertifikaat van Verenigde Titel T 63678/1990, onderworpe aan die volgende -

(i) Kragtens Notariële Akte K 4021/1986 S is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit gesegde Akte.

(ii) Kragtens Notariële Akte K 670/1984 S is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit gesegde Akte.

C. Opgelê deur die Staatpresident ingevolge Artikel 184(2) van die Wet op Mynregte Nummer 20 van 1967:

(a) Hierdie erf maak deel uit van grond wat ondermyn is of ondermyn mag word. Indien ondermyning aanleiding tot versakking, vassakking, skokke of krake gee wat skade aan oppervlakte strukture veroorsaak sal geen aanspreeklikheid vir skadevergoeding by die Staat of sy amptenare berus nie.

(b) Aangesien hierdie erf deel vorm van grond wat ondermyn is of ondermyn mag word en onderhewig mag wees aan versakking, vassakking, skok of krake as gevolg van mynbedrywighede in die verlede, die hede en die toekoms aanvaar die dorpstigter alle verantwoordelikheid vir enige skade aan die grond of geboue daarop as gevolg van sodanige versakking, vassakking, skok of krake.

- D. Die voormalige Erwe 8305, 8306, 8307, 8308, 8309, 8311, 8313, 8314, 8315, 8347 en 8348 Secunda Uitbreiding 25 Dorpsgebied, Registrasie Afdeling I.S., Provinsie Mpumalanga, ('n gedeelte wat hiermee getranspoteer word) aangedui deur die figure BCDEFGHJmklcdeaB, bbaeeddccc en Nwvqpu op Kaart L.G. Nr A 10779/1993 aangeheg by Sertifikaat van Verenigde Titel T 55281/1994 is onderhewig aan die volgende voorwaardes :

Opgelê deur die Hoëveldrif Plaaslike Oorgangsraad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

- (a) Die erf is onderworpe aan 'n serwituut 2 meter breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.
- (b) Die plaaslike bestuur is geregtig om materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goëddunke noodsaaklik ag, tydelike te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid Deeds.

WHEREFORE the Appearer renouncing all the right and title his said Principal heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same; and that by virtue of these presents, the said

TRUSTEES FROM TIME TO TIME OF THE
LINDEQUE TRUST

Its Successors in Title or Assigns; now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights and finally acknowledging the purchase price to be the sum of R12 700 000,00 (TWELVE MILLION SEVEN HUNDRED THOUSAND RAND) and that the sale took place on 13 SEPTEMBER 2004.


IN WITNESS WHEREOF, I the said Registrar, together with the Appearer have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the office of the Registrar of Deeds at
PRETORIA, on

27 06 05

IN MY PRESENCE


d.g.


REGISTRAR OF DEED



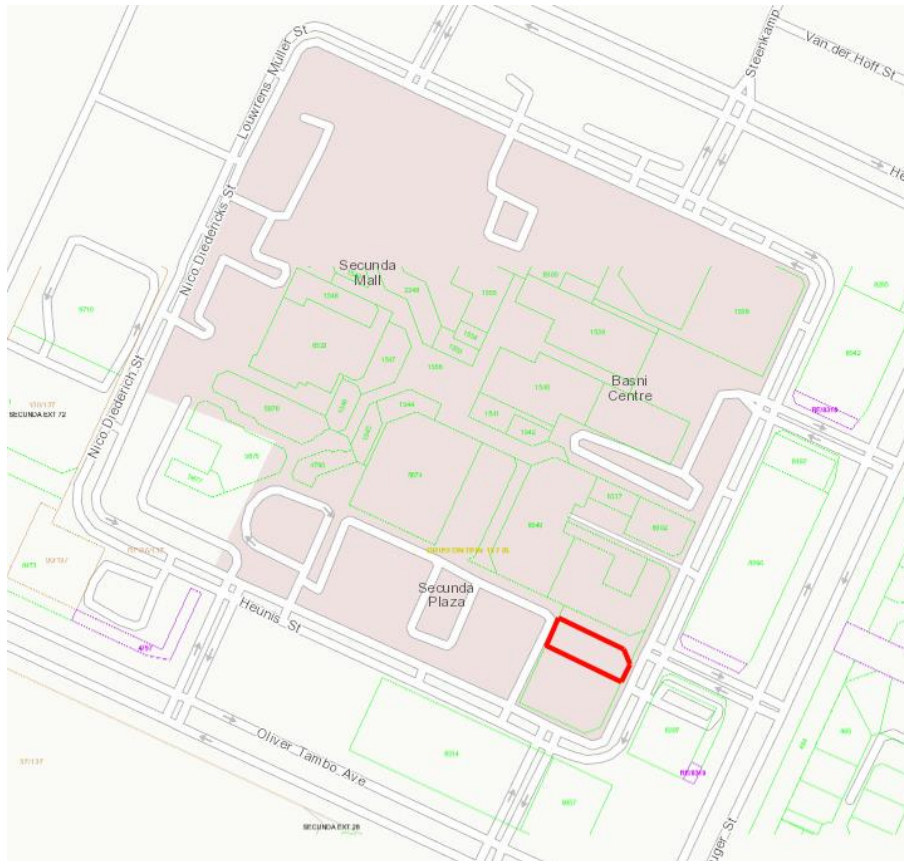
Map



GPS Co-Ordinates 26°30'26.1"S 29°11'06.2"E
-26.507239, 29.185062



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:

Dehan Engelbrecht

073 154 1745 | dehan@bideasy.co.za

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