

INFORMATION PACK

FOR

BUSINESS 2 ZONING

3 BEDROOM HOUSE / SHOPS / WORKSHOPS & OFFICES

104 THIRD STREET, BOKSBURG NORTH



ON SITE AUCTION – Thursday, 21 November 2024 @ 14h00
Pieter 084 8800 165 | pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

ERF 659 BOKSBURG NORTH EXT, IR

Known As: 104 THIRD STREET, BOKSBURG NORTH

Title Deed: T85791/2003

Extent: 743.0000m²

Local Authority: CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

Registration Division: IR

VAT Status: The seller is NOT registered for VAT

Zoning: BUSINESS 2

Area Summary

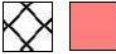
Boksburg North has a mix of residential, business, commercial and industrial properties. The area has a combination of houses, business premises, warehouses, office spaces, and retail properties.

Location

The property is in close proximity to major roads and transport hubs. Boksburg North is near the R21 and N12 highways, making it accessible.

Land Use

This property is zoned Business 2 and has much potential with various land use possibilities:

COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5	COLUMN 6
	Land Use Category	Primary Rights: Purposes for which land and/or buildings may be used	Special Consent of Municipality Land Use Application Land and/or Buildings which may be erected and purposes for which they may be used only with the Special Consent of the Municipality	Written Consent A and B of the Municipality Land and/or Buildings which may be erected and purposes for which they may be used only with the Written Consent of the Municipality	Provisos: Ancillary Uses applicable to Columns 3 & 4 (see Clause 13.2)
5 (cont.)	Business 1 (cont.)	Service Industries Shops Social Halls Sport and Recreation Clubs			
6	Business 2 	Beauty/Health Spa Business Purposes Dwelling Units Guest Houses Gymnasium Medical Consulting Rooms Municipal and Government offices Parking Garages Places of Education Places of Instruction Places of Public Worship Plant Nurseries Residential Buildings (excluding Boarding Houses) Place of Refreshment Service Industries Shops	Adult Entertainment Animal Care Centre Boarding Houses Clinic Filling Stations Fitment Centres Funeral Parlours Conference Centres Helistop Hotels Institutions Motor Dealers Motor Workshop Places of Entertainment Social Halls Special Uses	Written Consent A Builder's Yards Car Wash not part of a Filling Station Taxi Ranks Veterinary Hospitals	Automatic Teller Machines (ATM's) Canteens 1 to 5 Gaming Machines Guard house Living Accommodation for Domestic Workers subject to clauses 7.1(a) and (b)

Property Information

The property is on a corner and has dual entrances, which currently consists of a Dwelling, Out Building, Undercover Parking / Workshop, Double Garage, 3 Shops, Garden and Lapa.

The dwelling, which can be used as offices / shops, has 3 Bedrooms, 2 Bathroom, Kitchen, Living Area, Double Garage, Undercover Parking / Workshop. There are 3 separate Shops with street frontage. The shops are currently being used for various commercial outlets. There is also a Lapa and a Borehole.

Property Description

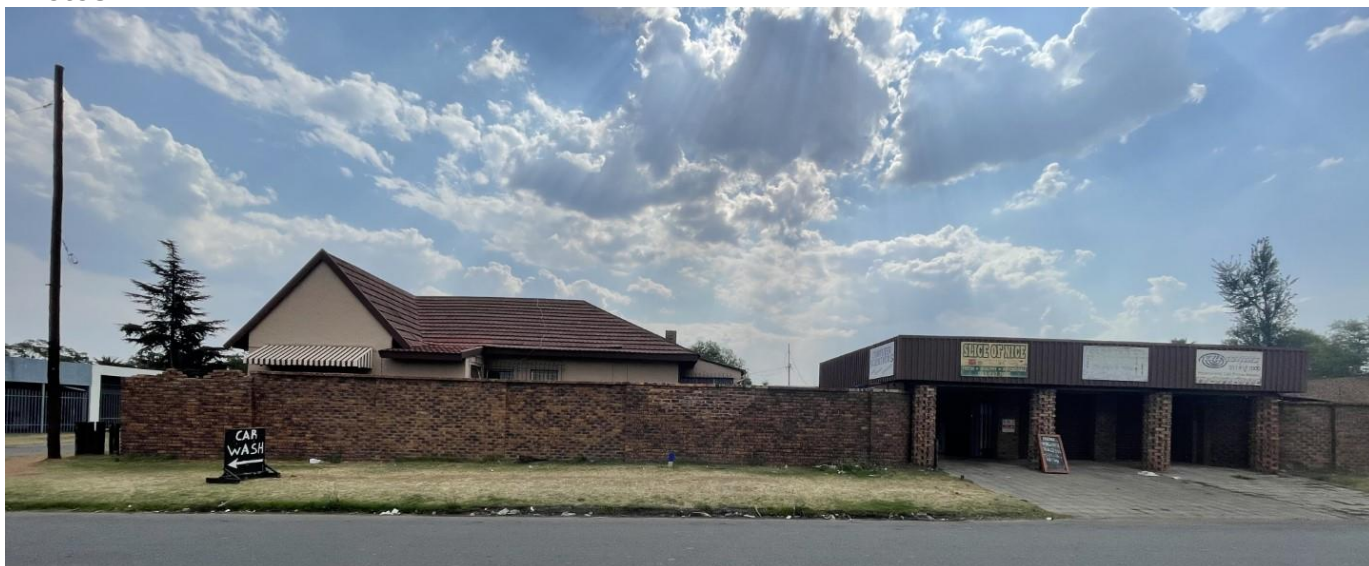
<p>Main Dwelling</p> <ul style="list-style-type: none"> • 3 Bedrooms • 2 Bathrooms • Kitchen • Living Room • Double Garage with Separate Entrance • Under Parking / Workshop 	<p>Outbuilding</p> <ul style="list-style-type: none"> • Stores • Laundry <p>3 Shops Lapa Borehole</p>
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Rates & Taxes: ±R2,400.00 p/m

Aerial Photos



Photos





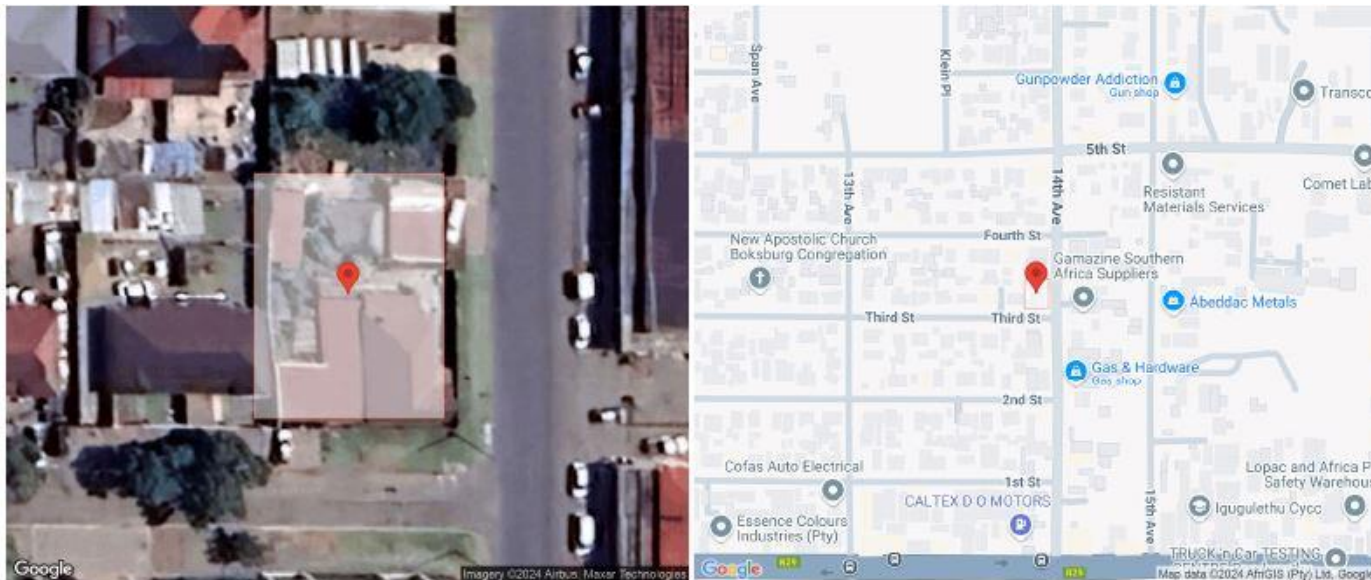
ZONING (LAND USE)



GEOGRAPHIC INFORMATION SYSTEM AERIAL



MAP



GPS Co-ordinates 26°12'22.6"S 28°15'52.2"E
-26.206269, 28.264499

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

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.