

INFORMATION PACK

FOR

MULTI PURPOSE COMMERCIAL PROPERTY POTENTIAL SPORTS BAR / BETTING / TAVERN / RETAIL / CHURCH / CALL CENTRE / SHOW ROOM

c/o Bester & Rocher Street, Sonheuwel, Nelspruit



On Site Auction Date – Tuesday, 19 March 2019 @ 11h00 Contact: Pieter Nel – 084 8800 165 pieter@bideasy.co.za / www.bideasy.co.za



Property Information

Title Deed Information

ERF 418 SONHEUWEL, JT

Known As: 66 Bester Street, Sonheuwel, Nelspruit

Title Deed: T34998/1999 Extent: 1297.0000sqm

Local Authority: MBOMBELA LOCAL MUNICIPALITY

Registration Division: JT

Province: MPUMALANGA

VAT Status: The seller is not registered for VAT

Zoning: BUSINESS 2 – Places of Refreshments, Shops, Offices, Dwelling Units

Property Information

This 3 storey multi-purpose commercial property has high exposure from the Samora Machel motorway and is situated on the corner of Bester and Rocher Streets. Access to the building is also easy. **The general letting area (GLA) is 2666m².**

The property has the potential for a number of applications, including a sports bar / betting facility / tayern / retail / church / call center / show room.

Improvements Include:

AREA	SIZE	DESCRIPTION
Basement	1033m ²	 Indoor Loading / Dispatching Bay with Shutter Door 36 Parking Bays Toilets
Ground Floor	1033m ²	ReceptionLarge Open Plan Area3 Toilets
1st Floor	600m ²	 Reception Waiting Room Kitchen Staff Dining Room General Office Boardroom 2 Management Offcies Store Room / Filing Room 3 Toilets



Additional features include:

100Air-conditioning (requires maintenance)
Goods Elevator (not in running order)
Walk in Safe (Strong Room)
Alarm
Palisade
Fencing
Armed Reaction

Rates & Taxes - R8800.00 pm

Plans and Full Zoning Certificate available on request.

Aerial View





Photo's















Zoning Certificate



ZONING CERTIFICATE

Our Reference Esquirios

418 Sonhecovel Township

Mardise Ndongeni (013) 788 2122

30 September 2013

TO WHOM IT MAY CONCERN

Property : Eff 418, Sonheuwel Township.

Owner Vision Trest.

Street Address : 66 Bester Street.

Area : 1 297 m².

1. Zoning : "Business 2".

Height zone 0.

3. Density zone : Ket applicable.

Annexure : No! applicable.

Amendment Schamo : Not applicable.

6 Lines of no access : Not applicable.

8ullding Lines

Street Boundary 0 meters.
Back Boundary 2 meters.
Other boundaries 2 meters.

Ramarks - None,

Physical restrictions : None,

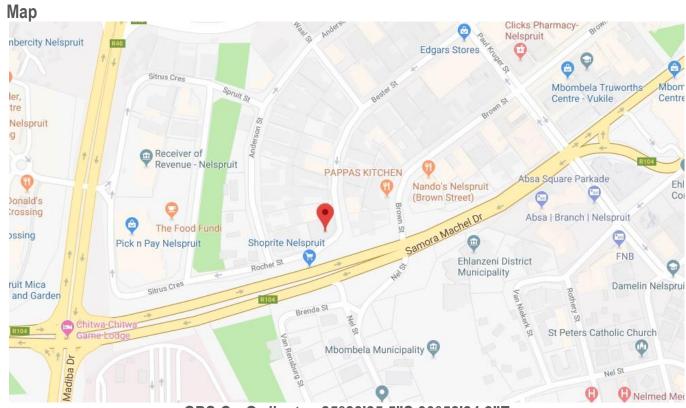
 Specific pedological Regultements

Regultements : Detrimental Soil Conditions, Proposals to

overcome detrimental soil conditions to the satisfaction of the Municipality shall be contained in all building plans submitted for approval and all buildings shall be arected in accordance with the precautionary measures.

accepted by the Municipality.





GPS Co-Ordinates 25°28'25.5"S 30°58'24.2"E -25.473744, 30.973396





Terms & Conditions

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.

For more information, please contact:

Pieter Nel
Cell: 084 8800 165
Email pieter@bideasy.co.za

Disclaimer

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