

# 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](mailto:pieter@bideasy.co.za) / [www.bideasy.co.za](http://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 2666m<sup>2</sup>.**

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

## Improvements Include:

| AREA                  | SIZE               | DESCRIPTION   |
|-----------------------|--------------------|---|
| Basement              | 1033m <sup>2</sup> | <ul style="list-style-type: none"> <li>Indoor Loading / Dispatching Bay with Shutter Door</li> <li>36 Parking Bays</li> <li>Toilets</li> </ul>  |
| Ground Floor          | 1033m <sup>2</sup> | <ul style="list-style-type: none"> <li>Reception</li> <li>Large Open Plan Area</li> <li>3 Toilets</li> </ul>  |
| 1 <sup>st</sup> Floor | 600m <sup>2</sup>  | <ul style="list-style-type: none"> <li>Reception</li> <li>Waiting Room</li> <li>Kitchen</li> <li>Staff Dining Room</li> <li>General Office</li> <li>Boardroom</li> <li>2 Management Offices</li> <li>Store Room / Filing Room</li> <li>3 Toilets</li> </ul> |

**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 : 418 Sonheuwel Township  
Enquiries : Mandla Ndongeni (013) 788 2122

30 September 2013

#### TO WHOM IT MAY CONCERN

|                                      |   |   |
|--------------------------------------|---|---|
| Property                             | : | Erf 418, Sonheuwel Township.  |
| Owner                                | : | Vision Trust.   |
| Street Address                       | : | 68 Bester Street.   |
| Area                                 | : | 1 297 m <sup>2</sup> .  |
| 1. Zoning                            | : | "Business 2".   |
| 2. Height zone                       | : | Height Zone 0.  |
| 3. Density zone                      | : | Not applicable.   |
| 4. Annexure                          | : | Not applicable.   |
| 5. Amendment Scheme                  | : | Not applicable.   |
| 6. Lines of no access                | : | Not applicable.   |
| 7. Building Lines                    | : |   |
| Street Boundary                      | : | 0 meters.   |
| Back Boundary                        | : | 2 meters.   |
| Other boundaries                     | : | 2 meters.   |
| Remarks                              | : | None.   |
| 8. Physical restrictions             | : | None.   |
| 9. Specific pedological Requirements | : | 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 erected in accordance with the precautionary measures accepted by the Municipality. |



## Map



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

## GIS



## 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](mailto:pieter@bideasy.co.za)**

## Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at [www.bideasy.co.za](http://www.bideasy.co.za) or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

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.