

INFORMATION PACK

FOR

FUEL STATION, RETAIL & COMMERCIAL CENTRE DUAL TRUCK STOP, FILLING STATION - RE-DEVELOPMENT OPPORTUNITY

PORTION 3 & 17 OF THE FARM ROODEKOPPE 119, UTRECHT DISTRICT



On Site Auction Date – Saturday, 25 May 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information

PORTION 3 OF THE FARM ROODEKOPPE 119 - HT

Title Deed: T4055/2014

Extent: 7.2035Ha

AND

PORTION 17 OF THE FARM ROODEKOPPE 119 - HT

Title Deed: T4055/2014

Extent: 1567.0000SQM

Local Authority: UTRECHT RD

Registration Division: HT

Province: KWAZULU NATAL

Registered Owner: Coley Family Trust-Trustees (IT 766/2013)

VAT Status: The seller is not registered for VAT

Zoning: Agricultural

Property Information

This property comprises of a white site and commercial retail center with various outlets, and an adjoining portion with a residence.

The site, which spans over a road, has enormous potential to expand and re-develop into a dual entry Truck Stop with accommodation. The fuel station services a wide geographical area and can better utilize the high volumes of passing traffic from the major intersection.

Due to the geographical location of the site, a Fuel Depo (Gas and Oil) to service the Northern Kwa-Zulu Natal area is ideal.

The retail center is an area where expansion is feasible.

There are no servitudes notarized on either of the 2 portions.

See license certificates included.

The sale will be handled in the sale of the members shares of the unencumbered companies.

The Fuel Station & Retail Centre – Portion 3

There is currently no existing supplier agreement in place, giving the purchaser the freedom to enter into an agreement with a supplier of choice.

All the tanks are underground, of which there are 5 (4 on Portion 3, 1 on portion 17):

3 x 14 000ℓ

1 x 9 000ℓ

1 x 4 500ℓ LPG

The canopy belongs to the seller, but not the tank and pumps.

The Fuel station pumps approximately 110 000ℓ per months of which:

30% Diesel (1.68)

70% Petrol (1.94)

Average RAZ of 1.72.

Kiosk / Tuck Shop - Portion 3

The tuck shop sells general supplies. The turnover is approximately R420 000.00pm with a profit margin of 19%.

Maize / Mielimeel sales of approximately R280 000.00pm with a profit margin of 12%.

Liquor Store – Portion 3

The turnover is approximately R490 000.00pm of which the profit margin is approximately 13% + an additional rebate from SAB of approximately R7 000.00pm.

Builders Supply Outlet – Portion 3

There is a 2.3 kWa Generator on portion 3.

Residence – Portion 17

The residence on this property consists of a 4 Bedroom home with 3 Bathrooms (main-en-suite), Kitchen, 3 Living Rooms, Staff Quarters, Stoep and Braai Area.

In addition, there is a 2 Bedroom Flat, with Living Room, Bathroom and Kitchen.

There is a 1.5 kWa Generator on portion 17 and 1 underground tank is on this site.

The site has water residential use water rights from the Blood River.

This property consists of 2 portions which will be offered collectively and / or individually.

Site License Certificate



the dme

Department:
Minerals and Energy
REPUBLIC OF SOUTH AFRICA

DME 402

SITE LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT
G L COLEY \$ SON CC

ID/REGISTRATION NUMBER
1986/017817/23


LICENCE NUMBER
S/2008/0649

Is a Site Licence holder in terms of the
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS
LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL

ADDRESS
**B OF A OF ROODEKOPPE 119 UTRECHT DISTRICT
1 MAIN ROAD
BLOODRIVER
3102**

04 August 2008
Date of Issue


Controller of Petroleum Products

Retail Site Certificate



the dme

Department:
Minerals and Energy
REPUBLIC OF SOUTH AFRICA

DME 403

RETAIL LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT
G L COLEY \$ SON CC

ID/REGISTRATION NUMBER
1986/017817/23

LICENCE NUMBER
R/2008/0647

Is a Retail Licence holder in terms of the
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS
LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL


ADDRESS
**B OF A OF ROODEKOPPE 119 UTRECHT DISTRICT
0 1 MAIN ROAD
BLOODRIVER
3102**

20 June 2008
Date of Issue



Controller of Petroleum Products

Liquor License




KZNLA

KwaZulu-Natal

**LICENCE CERTIFICATE IN TERMS OF SECTION 62(1) OF ACT
KwaZulu-Natal Liquor Licensing Act, 2010
(Act No. 6 of 2010)**


PARTICULARS OF THE LICENCE HOLDER	
Licence number:	KZNLA/AM/01/1903/40020
Licence category:	OFF-CONSUMPTION
Type of premises:	LIQUOR STORE
Period of validity:	30 DECEMBER 2016
Date for renewal application:	30 JUNE 2016
Name of licence holder:	BLOODRIVER PACKAGING CC
Identity number of licence holder:	2007/209977/23
Postal address of licence holder:	P. O. BOX 28, BLOOD RIVER, 3102
Name of licensed premises:	GUMTREE LIQUOR STORE
Physical address of licensed premises:	SUB B OF A FARM ROODEKOPPE 119, TURN OFF TO EMONDLO NO 1 MAIN STREET, BLOODRIVER, UTRECHT, 3102
Name of person managing licensed premises:	
Identity no. of manager:	
Amount paid:	R4800.00
Receipt number:	20158291
District:	AMAJUBA DISTRICT MUNICIPALITY (DC25)
Local municipality:	UTRECHT LOCAL MUNICIPALITY (KZ258)
General conditions:	ATTACHED ON THE REVERSE SIDE
Special conditions:	
Determinations, consent, approvals and authorities granted: ATTACHED ON THE REVERSE SIDE	
Place of issue:	DURBAN
Date of issue:	25 FEBRUARY 2016

Person acting under power delegated by
Responsible Member of the Executive Council



2016-03-14

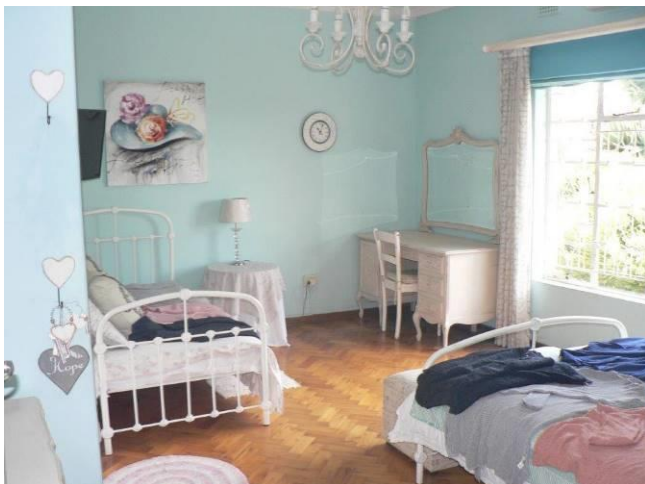
P. O. BOX 2554
DURBAN, 4000
TEL: 031 532 0600



023391

Photo's





Map



GPS Co-Ordinates 27°53'57.2"S 30°34'47.4"E
-27.899220, 30.579830

Aerial View



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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