

INFORMATION PACK

FOR

4 STAR GUESTHOUSE IN FLORAUNA

LOCK STOCK & BARREL

626 KAMDEBO ROAD, EL CAZADOR GUESTHOUSE, FLORAUNA, PRETORIA



ON SITE AUCTION – Wednesday, 9 October 2019 @ 11h00
Contact: Pieter Nel – 084 8800 165 / Paul Rossouw – 072 076 4382
pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information

ERF 660/0, FLORAUNA, PRETORIA NORTH – JR

Known As: 626 KAMDEBO ROAD, FLORAUNA, PRETORIA NORTH

Title Deed: T87117/2014

Extent: 1947.0000SQM

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

Registered Owner: EL CAZADOR GUEST HOUSE CC (200703119523)

VAT Status: The seller IS Registered for VAT

Zoning: Special – Guesthouse

Property Information

This is a well-established 4-star guesthouse that is nestled against the Wonderboom Nature Reserve, and is overlooking the valley with pleasant vistas with easy access to all major routes and suburbs.

The property is sold with the furniture and fittings as a going concern due to the owners emigrating. The guesthouse had an 80% occupancy rate for the past 18 months which consisted of regular government, corporate and private clients.

The 9 guest rooms are tastefully furnished to a 4-star level with all the rooms being air-conditioned with an en-suite bathroom, fridge, canteen facilities and television with satellite.

This well-maintained property is thoughtfully developed with 4 star finishes and this type of business opportunity is rare in the current market.

Financials available on request.

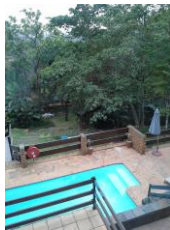
Rates & Taxes – R 1 615.00



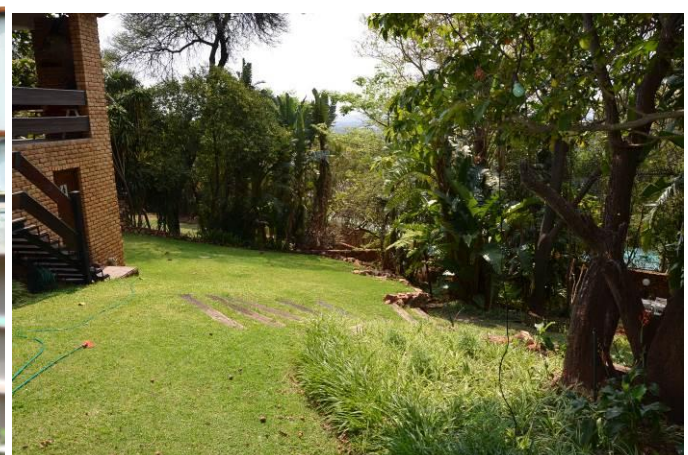
Property Details:

- 9 Guest Rooms all En-Suite and Air-Conditioned
- Kitchen
- Scullery
- Laundry
- Office
- 2 Bedroom Manager's Suite
- Dining Room
- Lapa with Fireplace opening onto Pool and Lapa
- Landscaped Garden with Automatic Irrigation
- 2 Staff Rooms with Bathroom
- 9 Parking's (4 x Covered)
- 50 KvA Generator
- Equipped Borehole Suitable for Home- and Garden use

El Cazador
Guest House
★★★★★



Photo's





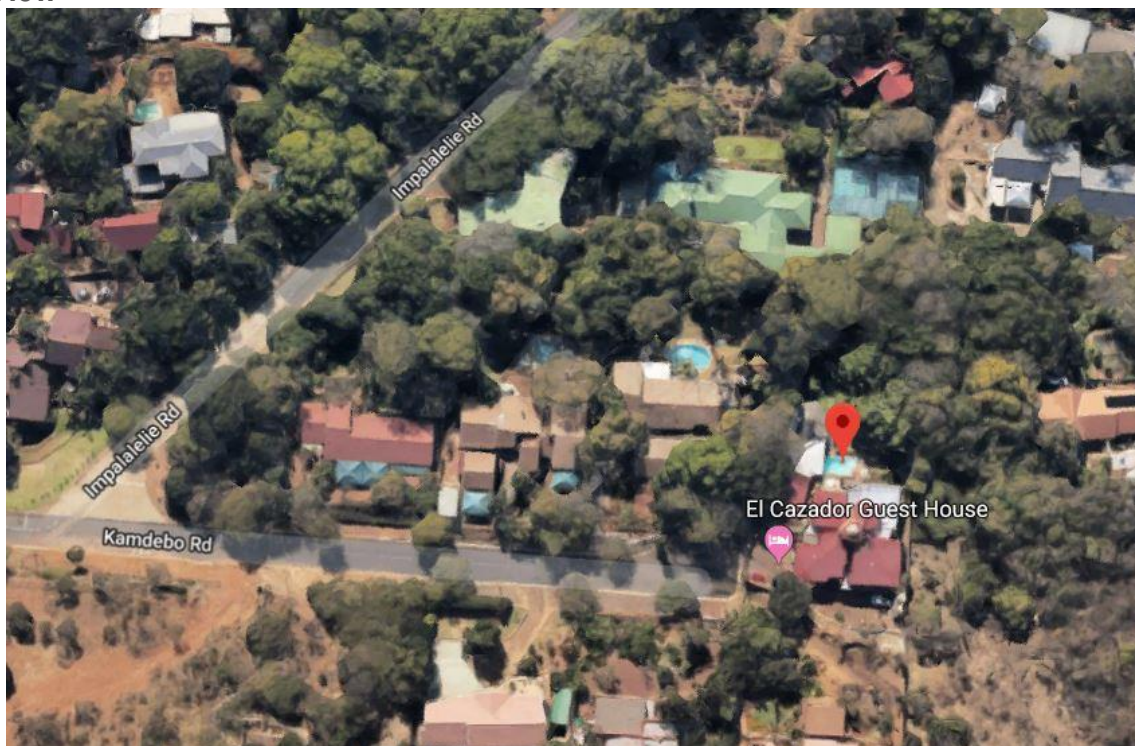


Map



GPS Co-Ordinates 25°41'19.2"S 28°09'50.7"E
-25.688667, 28.164083

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 or to pre-register, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

OR

Paul Rossouw

Cell: 072 076 4382

Email paul@bideasy.co.za

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