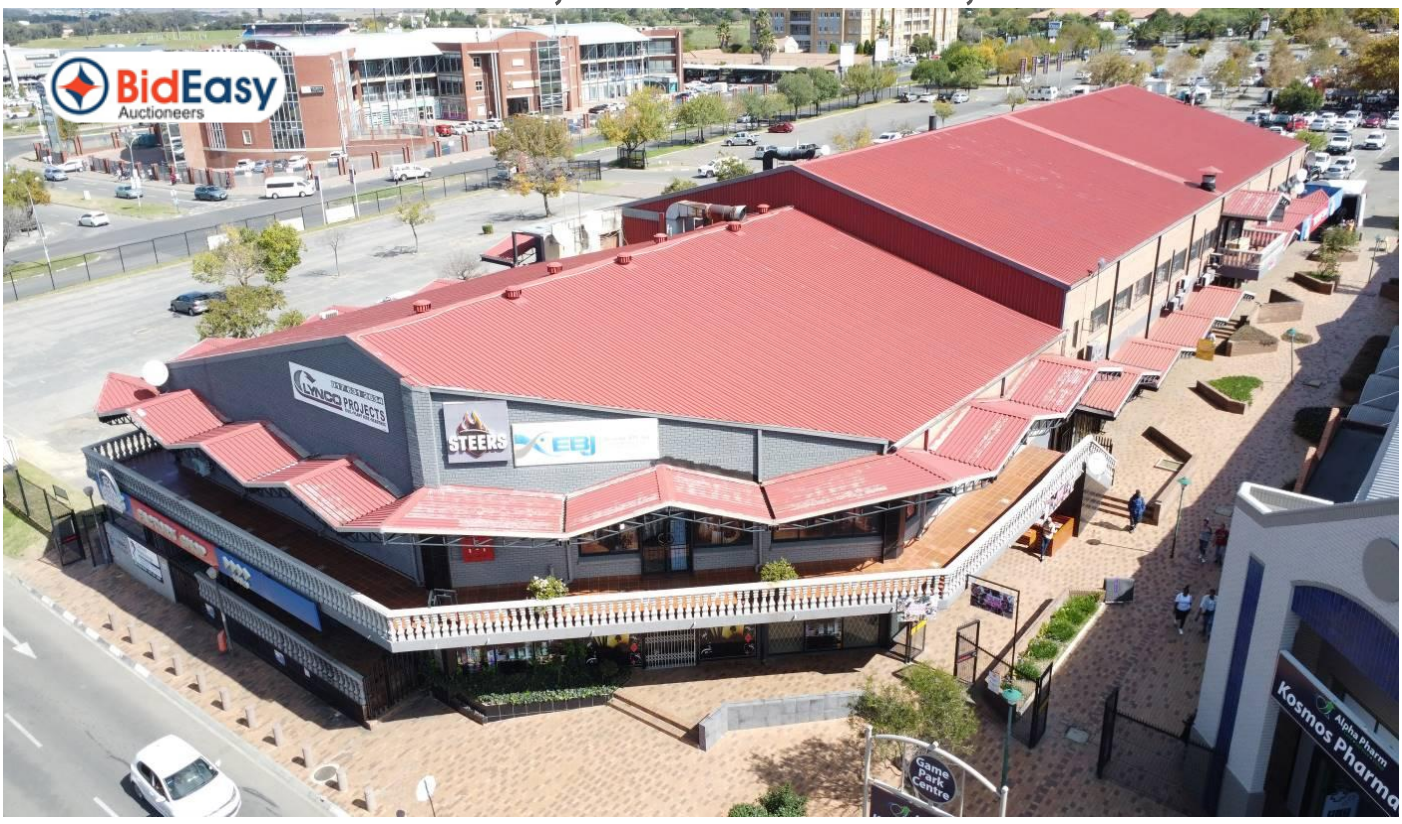
INFORMATION PACK

FOR

PRIME COMMERCIAL PROPERTY
RETAIL / OFFICES / WHOLESALE
SECUNDA CBD

SANLAM PLAZA, HEUNIS STREET, SECUNDA



ON SITE AUCTION – Wednesday, 18 November 2026 @ 14h00

Dehan 073 154 1745 | dehan@bideasy.co.za
www.bideasy.co.za



Property Information

Title Deed Information –

PORTION 5 OF ERF 8349, SECUNDA EXT 25, MPUMALANGA – IS

Known As:	**SANLAM PLAZA, HEUNIS STREET, SECUNDA**
Title Deed:	**T79821/2005**
Extent:	**1837m²**
Local Authority:	**GOVAN MBEKI LOCAL MUNICIPALITY**
Registration Division:	**IS**
Province:	**MPUMALANGA**
VAT Status:	**The seller IS registered for VAT**
Zoning:	**BUSINESS**

Property Information

COMMERCIAL INVESTMENT OPPORTUNITY IN SECUNDA CBD

Sanlam Plaza is an extensive commercial property situated in the heart of the Secunda CBD, within the established Secunda Plaza Hub. The property benefits from high traffic volumes, prominent main-road exposure and substantial pedestrian activity. Its central location places it within an established business district surrounded by well-established businesses, retail outlets and service providers. Situated along taxi and bus routes, the building offers convenient access for customers, employees and visitors.

Secunda is an established industrial and commercial centre in Mpumalanga, supported by Sasol's operations and the surrounding industrial, mining and business sectors. The CBD serves the local population as well as surrounding towns and communities, including Bethal, Trichardt, Evander, Kinross, Leandra and Embalenhle, and is accessible via the R546 and N17, providing connections to surrounding residential areas and regional business centers.

The Sanlam Plaza building offers a combination of retail, office and accommodation facilities across multiple levels. The basement provides parking and storage facilities, while the ground floor accommodates lettable units suitable for retail shops, takeaway outlets, restaurants or office space. The first floor comprises office facilities, 12 en-suite guestroom units and a substantial open area that remains undeveloped, presenting scope for further development and additional lettable space.

Rental Income

The property offers an existing rental income, with the current combined monthly gross rental income reported at approximately R289,049.00. The rental income has the potential to increase through the letting of vacant units and the development of the currently underutilized first-floor area.

Additional levies are collected monthly and vary according to the applicable charges, including water, refuse removal and sewerage costs.

Development Potential

A substantial portion of the first floor remains undeveloped, offering an opportunity to expand the building's lettable area and potentially increase rental income. Subject to the property's zoning, permitted uses and the necessary approvals, this space could be considered for a variety of commercial applications, including:

- Educational or training centre
- Professional or attorneys' offices
- Call centre
- Showroom
- Document storage facility
- Medical suites

Additional features include an elevator providing access from the basement to the first floor, a 75 kVA generator, basement parking and a dedicated delivery and loading bay. These facilities support the building's varied commercial uses and day-to-day operational requirements.

Sanlam Plaza presents an investment opportunity in a central commercial location. Its visibility, accessibility and position within the Secunda CBD contribute to its appeal for investors seeking an income-generating commercial property with further potential.

All Uses are subject to Zoning Permitted Uses / Applications for additional Permitted Uses.

CURRENT TENANTS				
TENANT	MONTHLY RENTAL	ANNUAL RENTAL	MONTHLY RATES	PARKING
Shop 1	R11,025.00	R132 299,98	R362.25	
Shop 2	R4,630.50	R55 566,01	R362.25	
Shop 3	R11,193.53	R134 322,30	R362.25	
Shop 7	R7,389.9	R88 678,80	R362.25	
Shop 11	R18,024.83	R216 297,90	R945.00	
Shop 12	R12,841.76	R154 101,15	R362.25	
Shop 13	R23,455.69	R281 468,25	R362.25	
Shop 14	R11,622.19	R139 466,25	R362.25	R250.00
Shop 15	R14,616.79	R175 401,45	R362.25	
Shop 16	R12,075.00	R144 900,00	R362.25	
Shop 17	R11,320.31	R135 843,75	R362.25	
Shop 18	R9,720.38	R116 644,50	R362.25	R250.00
Shop 20	R12,678.75	R152 145,00	R362.25	
Shop 21	R10,052.44	R120 629,25	R362.25	
Shop 23	R39,234.83	R470 817,90	R945.00	
Shop 23 B	R7,607.25	R91 287,00	R362.25	
Shop 25	R5,509.88	R66 118,50	R362.25	
THULY	R22,050.00	R264 600,00	R945.00	
Shop 4 + 5 + 6 + 8 + 9 + 10	R44,000.00	R528 000,00		
TOTAL	**R289,049.00**	**R3 468 587,99**	**R8,268.75**	**R500.00**

Municipal Account

ERF	PORTION	MUNICIPAL VALUATION	REBATE	MONTHLY RATES
8349	5	R27 017 900.00	N/A	R52,441.74

Based on Tax invoices issued by Govan Mbeki Municipality on 22 Sept 2026.

Aerial


Kosmos Pharmacy
Clinical Psychology
FACTORY SHOP


SANLAM PLAZA
LYNCO
OLDMUTUAL

Photos - Basement Entrance & Parking





Photos – Shops










FACTORY SHOP
POLAR


A SCOOP OF
STICK
POLAR




POLAR





Photos – Guestroom Units






Photos – Large Open Space (First Floor)





SANLAM PLAZA
FACTORY SHOP


FACTORY SHOP

Zoning Certificate Information

Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

PROPERTY: Portion 5 of Erf 8349, Secunda Extension 25	**EXTENT:** 1868

Zoning in terms of the Secunda Town-Planning Scheme, 1993: Business 1

Primary Category: Business

LAND USE RIGHTS

Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Vehicle Sales Market		3,00	100	4
	Parking Requirements: 2 Spaces per 100 sqm gross leasable floor area.			
Boarding house		3,00	100	4
	Parking Requirements: 1 Space per bedroom or bedroom suite and 4.5 spaces per 100 sqm gross leasable floor area.			
Bulk retail trade		3,00	100	4
	Parking Requirements: 2 Spaces per 100 sqm gross leasable floor area.			
Child day-care center		3,00	100	4
Confectioner		3,00	100	4
	Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area			
Creche		3,00	100	4
Dwelling unit		3,00	100	4
	Parking Requirements: 1 Covered space per dwelling unit and 1 uncovered space per 2 dwelling units.			
Funeral parlour		3,00	100	4
	Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area			
Gymnasium		3,00	100	4
	Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area			

This Land Use Rights Certificate is a true and correct reflection of the land use rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Govan Mbeki Local Municipality, in terms of the Govan Mbeki Land Use Scheme, 2010.

Certified:	Date:

T0IS00190000834900005 2024/05/06 11:15:12 Page 1 of 3

Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

LAND USE RIGHTS

Land use/s	Maximum Density	Maximum FAR	Maximum Coverage	Maximum Height
Hotel		3,00	100	4
	Parking Requirements: 1 Space per bedroom or bedroom suite and 4.5 spaces per 100 sqm gross leasable floor area, including the bar, reception and restaurant.			
Launderette		3,00	100	4
	Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area			
Medical suites		3,00	100	4
	Parking Requirements: 1.5 spaces per 100 sqm gross leasable floor area.			
Office		3,00	100	4
	Parking Requirements: 1.5 spaces per 100 sqm gross leasable floor area.			
Place of education		3,00	100	4
Place of public worship		3,00	100	4
	Parking Requirements: 1 Space per 6 seats			
Place of refreshment		3,00	100	4
	Parking Requirements: 4.5 spaces per 100 sqm gross leasable floor area.			
Retail shop		3,00	100	4
	Parking Requirements: 4.5 spaces per 100 sqm gross leasable floor area.			
Service retail		3,00	100	4
	Parking Requirements: 4.5 Spaces per 100 sqm gross leasable floor area			
Social Hall		3,00	100	4
	Parking Requirements: 1 Space per 6 seats			

BUILDING LINES (IN METRES)

Street front	0
Rear boundary	0
Side boundary	2,00

This Land Use Rights Certificate is a true and correct reflection of the land use rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Govan Mbeki Local Municipality, in terms of the Govan Mbeki Land Use Scheme, 2010.

Certified:	Date:

Govan Mbeki Local Municipality
Province of Mpumalanga

Land Use Rights Certificate in terms of the Govan Mbeki Land Use Scheme, 2010

BUILDING LINES (IN METRES)	
Other	0

CONDITIONS RELATING TO:	
Other	The unloading and loading of goods shall take place only within the boundaries of the property to the satisfaction of the Municipality, unless the Municipality makes provision for a loading zone in the street reserve.
Other	No material or goods of any nature whatsoever may be stored or stacked in such a manner that it is unsightly when viewed from outside the property.
Other	Pedestrian entrances to businesses for customers are limited to lobbies and pavements and are not permitted from service premises.

This Land Use Rights Certificate is a true and correct reflection of the land use rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Govan Mbeki Local Municipality, in terms of the Govan Mbeki Land Use Scheme, 2010.

Certified:	Date:

BidEasy
Auctioneers

SG Diagram

ONDERVERDEELINGSKAART

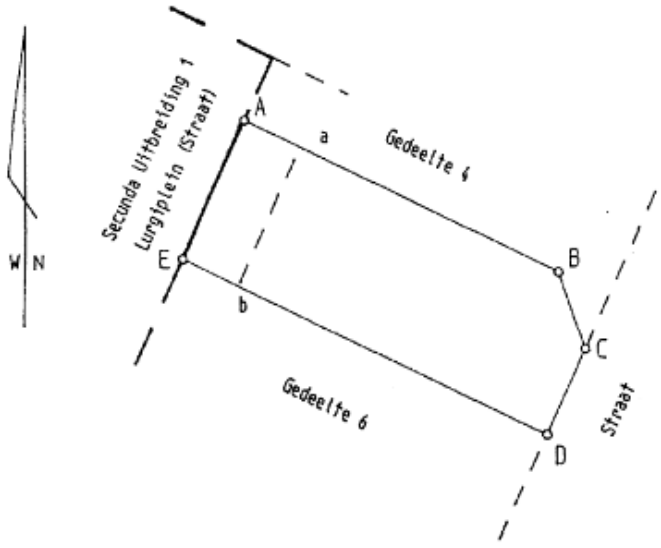
	SYE Meter	RIGTINGS-HOEKE
AB	61,49	295 00 00
BC	14,14	340 00 00
CD	16,40	25 00 00
DE	71,49	115 00 00
EA	26,40	205 00 00

ORD. No. 15/1986
ART./SECT. 92
p/sn

L. G. No. A
10784/1993

Goedgekeur
nms.
LANDMETER-
GENERAAL
1994 -01- 06

Beskrywing van bakens
A, B, C, D, E : 12mm Ysterpen



Skaal 1: 1000

Die figuur A B C D E

Stel voor 1837 vierkante meter grond, synde
Gedeelte 5 van Erf 8349
van die dorp
SECUNDA UITBREIDING 25

Provinsie Transvaal

Opgemeet in Julie - September 1993 deur my

TA Theron
Professionele Landmeter

Hierdie kaart is geheg aan No. T17593/1996 ged. t. g. v. Registrateur van Aktes	Die oorspronklike kaart is L.G. No. A 10779/1993 Transport T5528 1/1994 Grondbrief	Lêer M.S. 4214/1993 A.P. A 2412/1990 Komp. ISSA-~~222~~, 223 TP 8042

ONDERSOEKGELDE BETAAL
nms. LANDMETER-GENERAAL
LANDMETER-GENERAAL
PRIVAATSAK/PRIVATE BAG X291
GRATIS
PRETORIA 0001
SURVEYOR-GENERAL

Verskaf deur die Instituut van Transvaal/Supplied by the Institute of Land Surveyors of the Transvaal

Title Deed

BVB/MVW/LINDE

Prepared by me

SEËLREG
STAMP DUTY
FOOI/FEES R 1000 00

CONVEYANCER
VAN BILJON F B

BC 000010025 / 202
GEKANSELLEER
CANCELLED
REGISTRATEUR/REGISTRAR
02 NOV 2021

B 087357/05
VERBIND
MORTGAGED
vir/for R 9 525 000,00
Aktekantoor/Deeds Office
PRETORIA
DATUM/DATE 27 06 05

T 79821 05

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN
THAT FREDERICK BERNARD VAN BILJON
appeared before me, the Registrar of Deeds at PRETORIA, he the said Appearer being duly authorised thereto by virtue of a Power of Attorney granted to him by -

RIBCA TRADING (PTY) LTD
NO 1996/012021/07

ANNA
2005 -08- 13
VERIFIER

dated the 31st day of JANUARY 2005 and signed at BETHAL

CONNY
2005 -08- 17
CAPTURER

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BidEasy
Auctioneers

AND the said Appearer declared that his said Principal had truly and legally sold and that he in his aforesaid capacity did by these presents, cede and transfer to and on behalf of

THE TRUSTEES FROM TIME TO TIME OF THE
LINDEQUE TRUST
NO IT 8641/1997

Its Successors in Title or Assigns in full and free property

PORTION 5 OF ERF 8349 SITUATE IN THE TOWNSHIP OF SECUNDA EXTENSION 25, REGISTRATION DIVISION I.S., MPUMALANGA PROVINCE;

MEASURING: 1837 (ONE THOUSAND EIGHT HUNDRED AND THIRTY SEVEN) SQUARE METRES;

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER T 17539/1996 WITH DIAGRAM S.G. NO A 10784/1993 ANNEXED THERETO

SUBJECT TO THE FOLLOWING CONDITIONS :

A. Onderhewig aan die voorbehoud van alle regte tot minerale ten gunste van Capital Mining Areas Limited soos meer ten volle sal blyk kragtens Sessie Nr 488/1955 R M, welke voorbehoud gemaak is ten opsigte van die voormalige Gedeelte 11 ('n gedeelte van gedeelte 9) van die plaas DRIEFONTEIN 137, Registrasie Afdeling I.S., groot 85,6875 (vyf en tagtig komma ses agt sewe vyf) hektaar, en aangedui deur die figuur b a d c op kaart L.G. Nr A 7346/1976 geheg aan Sertifikaat van Verenigde Titel T 15668/1977 waarvan die gedeelte wat hiermee getransporteer word 'n gedeelte vorm.

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B. Die voormalige Gedeelte 81, groot 11,6520 (elf komma ses vyf twee nul) hektaar, waarvan die gedeelte hiermee getransporteer 'n gedeelte vorm en wat aangedui word deur die figuur ABCDEFGHJKLMNPQRSTUVWXYZA1B1C1D1E1F1G1H1J1K1L1M1N1jX1A op kaart L.G. Nr A 2411/1990 aangeheg by Sertifikaat van Verenigde Titel T 63678/1990, onderworpe aan die volgende -

(i) Kragtens Notariële Akte K 4021/1986 S is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit gesegde Akte.

(ii) Kragtens Notariële Akte K 670/1984 S is die reg aan Eskom verleen om elektrisiteit oor die hierinvermelde eiendom te vervoer, tesame met bykomende regte, en onderhewig aan voorwaardes soos meer volledig sal blyk uit gesegde Akte.

C. Opgelê deur die Staatpresident ingevolge Artikel 184(2) van die Wet op Mynregte Nommer 20 van 1967:

(a) Hierdie erf maak deel uit van grond wat ondermyn is of ondermyn mag word. Indien ondermyning aanleiding tot versakking, vassakking, skokke of krake gee wat skade aan oppervlakte strukture veroorsaak sal geen aanspreeklikheid vir skadevergoeding by die Staat of sy amptenare berus nie.

(b) Aangesien hierdie erf deel vorm van grond wat ondermyn is of ondermyn mag word en onderhewig mag wees aan versakking, vassakking, skok of krake as gevolg van mynbedrywighede in die verlede, die hede en die toekoms aanvaar die dorpstigter alle verantwoordelikheid vir enige skade aan die grond of geboue daarop as gevolg van sodanige versakking, vassakking, skok of krake.

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Auctioneers

D. Die voormalige Erwe 8305, 8306, 8307, 8308, 8309, 8311, 8313, 8314, 8315, 8347 en 8348 Secunda Uitbreiding 25 Dorpsgebied, Registrasie Afdeling I.S., Provinsie Mpumalanga, ('n gedeelte wat hiermee getransporteer word) aangedui deur die figure BCDEFGhjHJmnklcdeaB, bbaaeeddcc en Nwvqpou op Kaart L.G. Nr A 10779/1993 aangeheg by Sertifikaat van Verenigde Titel T 55281/1994 is onderhewig aan die volgende voorwaardes :

Opgelê deur die Hoëveldrif Plaaslike Oorgangsraad ingevolge die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 1986:

(a) Die erf is onderworpe aan 'n serwituut 2 meter breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense en in die geval van 'n pypsteelerf, 'n addisionele serwituut vir munisipale doeleindes 2 meter breed oor die toegangsgedeelte van die erf, indien en wanneer verlang deur die plaaslike bestuur: Met dien verstande dat die plaaslike bestuur van enige sodanige serwituut mag afsien.

(b) Die plaaslike bestuur is geregtig om materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeddunke noodsaaklik ag, tydelike te plaas op die grond wat aan die voornoemde serwituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel, onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwyderings van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

AND FURTHER SUBJECT to all such conditions as are mentioned or referred to in the aforesaid Deeds.

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WHEREFORE the Appearer renouncing all the right and title his said Principal heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same; and that by virtue of these presents, the said

TRUSTEES FROM TIME TO TIME OF THE
LINDEQUE TRUST

Its Successors in Title or Assigns; now is and henceforth shall be entitled thereto conformably to local custom, the State, however reserving its rights and finally acknowledging the purchase price to be the sum of R12 700 000,00 (TWELVE MILLION SEVEN HUNDRED THOUSAND RAND) and that the sale took place on 13 SEPTEMBER 2004.

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at PRETORIA, on

27 06 05

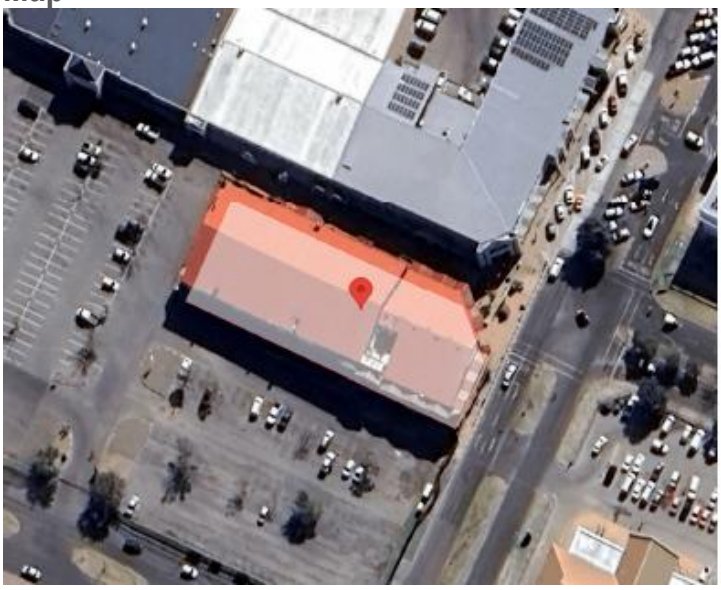
IN MY PRESENCE

q.q.

REGISTRAR OF DEED

For Information Only

Map





GPS Co-Ordinates 26°30'26.1"S 29°11'06.2"E
-26.507239, 29.185062



CSG



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:
Dehan Engelbrecht
073 154 1745 | dehan@bideasy.co.za

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