

INFORMATION PACK

FOR

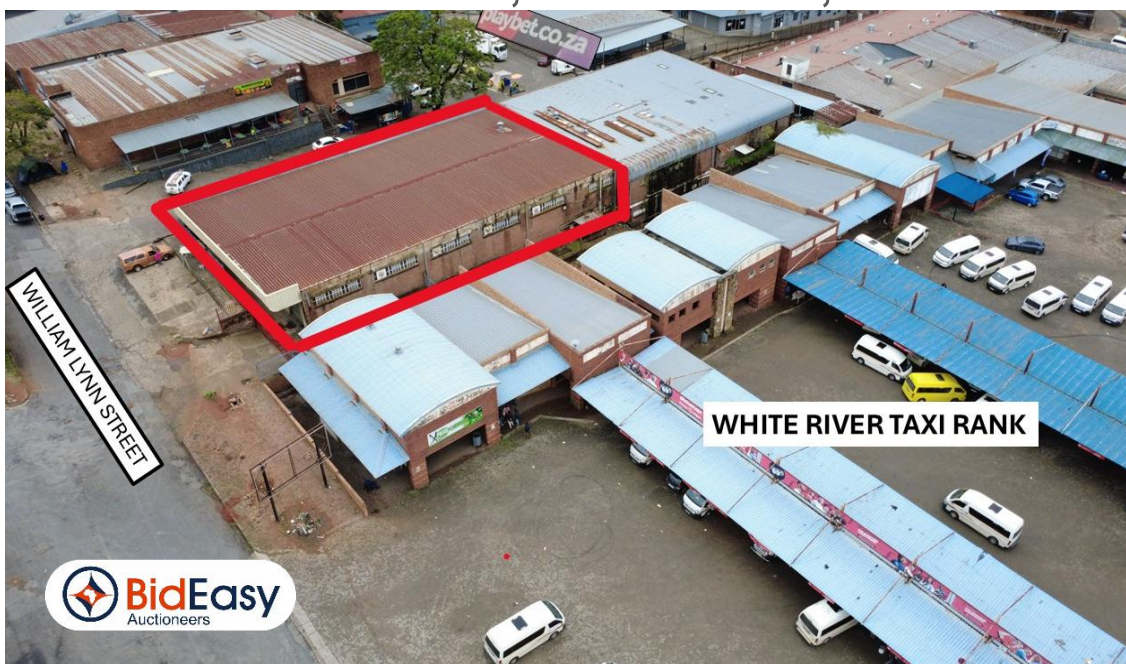
WHITE RIVER

LARGE ±900m² BUILDING

BULK WHOLESALE & RETAIL

DISTRIBUTION / STORAGE

5 WILLIAM LYNN STREET, WHITE RIVER, MPUMALANGA



ON SITE AUCTION – Tuesday, 20 October 2026 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

REMAINING EXTENT OF ERF 29 WHITE RIVER, MPUMALANGA, JU

Known As:	5 WILLIAM LYNN STREET, WHITE RIVER
Title Deed:	T45872/2002
Extent:	1523.0000SQM
Local Authority:	MBOMBELA LOCAL MUNICIPALITY
Registration Division:	JU
Province:	MPUMALANGA
VAT Status:	The seller is registered for VAT
Zoning:	BUSINESS

Property Description

The layout of this building offers a large open flat space with high volume. The two shutter doors allow for deliveries and dispatches with a separate retail shop entrance.

The property is a premier, highly versatile $\pm 900\text{m}^2$ commercial building perfectly positioned in the heart of the White River Central Business District (CBD), Mpumalanga.

Strategically situated just off the R40 transportation corridor—the **vital economic artery linking South Africa and Mozambique** blending industrial / commercial capability with **high-impact retail exposure**.

This property can serve as a **high-volume workshop, warehousing facility, or bulk distribution hub, fulfillment hub** while simultaneously capturing direct consumer trade through an **integrated retail outlet**.

Equipped with 80A **three-phase electricity meters at the property** to support heavy-duty machinery, workshop tools, and industrial refrigeration / cooling / packaging. There are two specific heavy-duty plug points delivering full three-phase power, rather than just general building capability.

With unprecedented foot traffic fueled by an **adjacent formal taxi rank**, this location capitalises on massive, continuous daily pedestrian traffic right at the doorstep.

Potential Uses Include:

Bulk Distribution Hub & Retail Showroom

Use the vast floor plate for inventory stacking, break-bulk sorting, and regional dispatch. The front retail outlet serves as a "factory shop" or direct-to-public showroom, clearing overstock immediately to the passing foot traffic.

Industrial Workshop & Spares Outlet

Capitalise on the three-phase power to run a mechanical, electrical, or manufacturing workshop. Incorporate the retail component as a public counter for parts, tools, or over-the-counter customer service, tapping into local transport operators.

Strategic Warehousing

This property is ideal as a secure bulk storage base for goods moving along the Maputo Development Corridor (R40).

Fulfillment Centre

The retail storefront acts as a highly accessible click-and-collect point for regional consumers and businesses to collect parcels shipped (e.g. Takelot / Courier Guy).

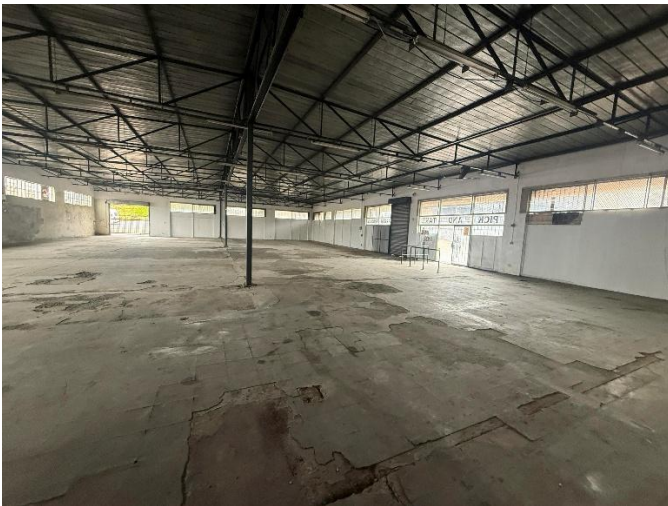
The specific attributes of 5 William Lynn Street create a rare commercial synergy where **logistical efficiency** meets **retail high-exposure**. The building acts as a permanent billboard. Thousands of passing pedestrians daily **builds rapid local brand** visibility.

Rates & Taxes: ± R7326.00.00p/m

Improvements

- Large Warehouse
 - 3 Toilets
 - Kitchenette
 - Roller Shutter Doors on two sides.
 - Ample Parking
- Retail Outlet / Store Front
 - Toilet
 - Kitchenette

Photos







CSG – AERIAL VIEW



SERVITUDE



There is a right of way servitude registered over the property.



BidEasy
Auctioneers

SERWITUUTKAART

SYE motor		RIGTINGS- HOEKE	L.G. No. A
AB	43,15	245.37.30	1808/88
BC	2,83	290.37.30	Goedgekeur
CD	45,15	65.37.30	<i>[Signature]</i>
DA	2,00	155.37.30	nms. LANDMETER- GENERAAL
<u>Bakenbeskrywing</u> Alle bakens is 12mm Ysterpenne			1988-03-29

[Signature]
 William Lynstraat 31,49m

Skaal 1 : 500

Die figuur ABCDA
 stel voor 88 vierkante meter
 'n Serwituut vir ~~Munisipale doeleindes op die Reg van Weg~~ grond synde *CAS*
 oor die Restant van Erf 29 van die dorp *1988-05-24*

WHITE RIVER

Provinsie Transvaal

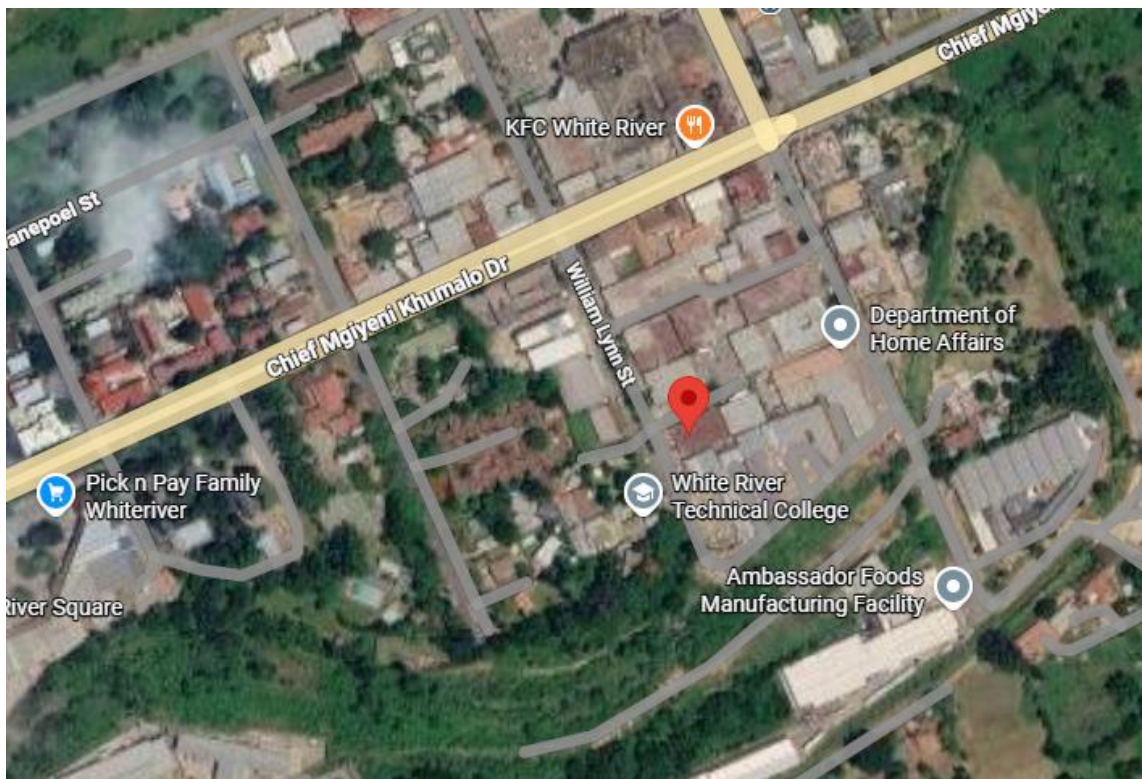
Opgemaak in Junie 1987 en deur my *[Signature]*
 Februarie 1988

N.J. Grobler Landmeter

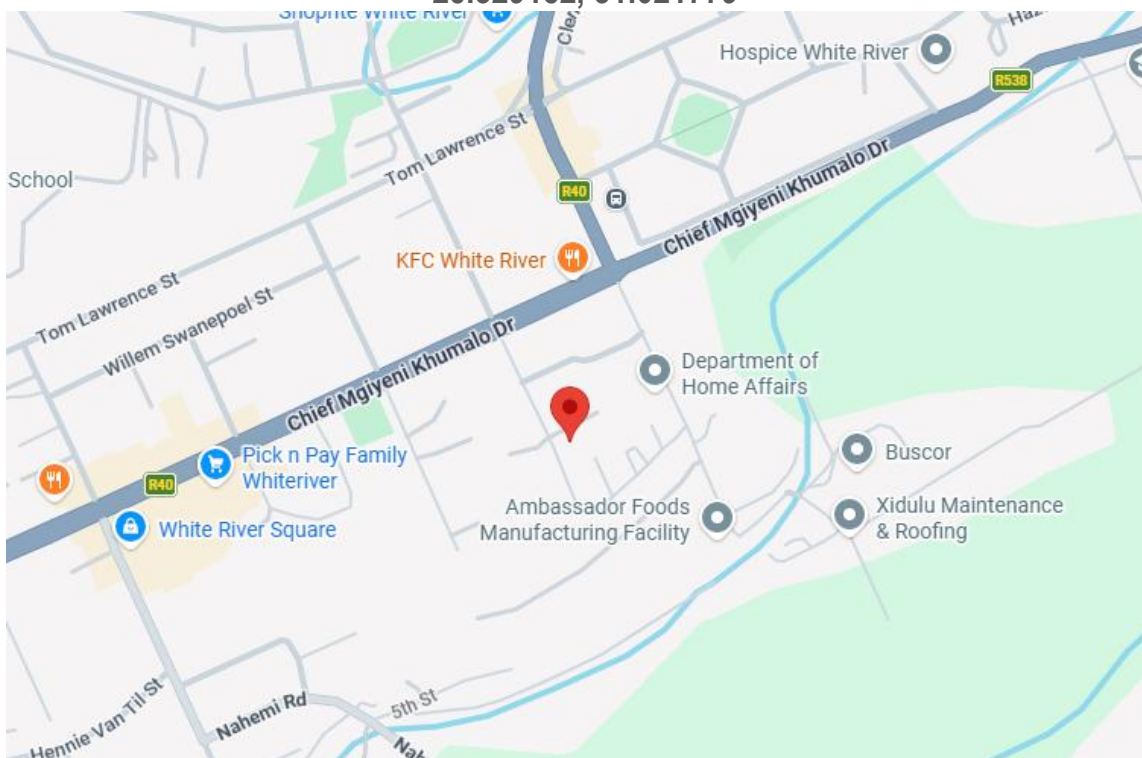
Hierdie kaart is geheg aan No. ged. t.g.v. Registrateur van Aktes	Die oorspronklike kaart is No. A2545/26 Transport Grondbrief 291/1926	Lêer M.S. No. 1063/88 A.P. TP 554 Komp. JUN-132
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Gedruk deur die Instituut van Landmeters van Transvaal

Map



GPS Co-Ordinates 25°19'45.0"S 31°01'18.4"E
-25.329152, 31.021779



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 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:

Pieter Nel

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