

DURBAN COMBINED AUCTION 18 NOVEMBER 2020

PORTFOLIO DISPOSAL

<p>PORTFOLIO DISPOSAL</p> <p>AUCT-001368 Luke 071 351 8138 Large Prominently Positioned Container Yard Near Durban Harbour 873 South Coast Road, Jacobs Extent: ± 9 828 m² Vacant occupation Good access Offices and workshops</p>	<p>PORTFOLIO DISPOSAL</p> <p>AUCT-001361 Virend 071 383 1735 Vacant Industrial Site Close to Durban Port 20 Industria Street, Clairwood, Durban Extent: ± 1 623 m² Easy access to N2 Freeway, M4 & M7 Main roads Situated within busiest industrial zone of SA</p>	<p>PORTFOLIO DISPOSAL</p> <p>AUCT-001363 Muhammad 079 458 4256 Well Located Industrial Property in Clairwood 63 & 65 Bacus Road, Clairwood, Durban Total Extent: ± 1 520 m² Easy access to the M4 ± 600 metres from Jacobs Road Off Ramp Easy vehicular access ± 760 m² Level yard area Ideal logistics or container yard</p>	<p>AUCT-001357 Luke 071 351 8138 Large Industrial Property Close to Dube Tradeport 26 Nyala Road, Canelands, Verulam Extent: ± 2 4128 Ha Offices and workshops Platformed yard: ± 22 000 m² Surrounded by Blue-chip companies Two options on auction: 1 - Bid to purchase 2 - Bid to rent</p>	<p>AUCT-001335 Luke 071 351 8138 Modern Colonial 9 Bedroom Mansion in Umhlanga 5 Burnham Drive, Umhlanga Rocks Extent: ± 1 343 m² Prestigious address 9 En-suite bedrooms Currently run as a successful Guest House Easily utilised as a large family home Swimming pool and roof top Jacuzzi Large kitchen and dining area Could be reconfigured into two separate living areas</p>
--	--	---	---	---

<p>CORNUBIA</p> <p>AUCT-001325 Virend 071 383 1735 Fully Let Industrial Park With Re-development Potential Terra Nera Industrial Park, Off the M27 (Jabu Ngcobo Dr), Verulam Extent: ± 2 6920 Ha Gross Annual Income: ± R1.9 Million 820 AMP's power supply Zoned: Light Industry Re-development opportunity for National Retailer or Blue-Chip Companies Currently comprises mix use - showroom, office and warehouses etc Option to Purchase with neighbouring property - Terra Nera Industrial Park, Off the M27 (Jabu Ngcobo Dr), Verulam</p>	<p>AUCT-001340 Virend 071 383 1735 High Density Durban CBD Retail Investment 395 Dr Pixley Kaseme (West) Street, Durban CBD GLA: ± 620 m² Gross Annual Income: ± R2.3 Million Current lease until 2024 Quality tenant, going concern with excellent returns Prime location exposed to mass markets Situated within busiest trade zone of SA</p>	<p>AUCT-001334 Virend 071 383 1735 The Concierge Boutique Bungalows Sections 3-8 Bohemian Quarter, 37 Campbell Avenue, Greyville Total GLA: ± 692 m² Fully operational 4 x Boutique bungalows 12 En-suite bedrooms ± 100 Seater restaurant or Café ± 50 Seater conference or events venue Modern and luxury fixtures and fittings To be sold with all movable assets</p>	<p>AUCT-001342 Luke 071 351 8138 Versatile Commercial & Industrial Opportunity Harry Gwala Road (Erif 4607), Cato Manor Extent: ± 1 241 m² Student accommodation potential 10 Student rooms already built Approved plans for 44 student rooms ± 1.5km from UKZN Howard College Great retail site Potential for industrial uses Off-street parking Basement level offices and parking</p>	<p>OPENING BID: R 8000 PER M²</p> <p>AUCT-001345 Luke 071 351 8138 Multi-Tenanted A-Grade Commercial Investment 1 Melia Road, Melia Court, Rivonia, Sandton Extent: ± 6 020 m² 3 A-grade commercial buildings Current Gross Annual Income: ± R 3.2 Million (including recoveries) Huge upside on current rental End user opportunity</p>	
<p>POWER OF ATTORNEY</p> <p>AUCT-001339 Tom 083 636 7800 State-of-the-Art Abattoir 6 Abattoir Road, Glencoe, KZN Export registered abattoir Red Meat - Cattle High throughput with 500 unit per day capacity Recently built with modern equipment and an efficient layout</p>	<p>AUCT-001343 Muhammad 079 458 4256 Prime Commercial Building Sections 1 & 2, 1 Simpson Place, Pinetown Section 1: Extent: ± 367 m² Section 2: Extent: ± 358 m² 19 Exclusive use parking bays 150 Metres from Pinacrest Centre Ideal conversion opportunity Sold individually or as a combined lot</p>	<p>AUCT-001326 Muhammad 079 458 4256 Prime Industrial Investment Property 5 Myrtle Road, North Industria, Pinetown Total Extent: ± 2 013 m² GBA: ± 748 m² Fully tenanted Gross Annual Income: ± R531 K Excellent exposure onto St Johns Avenue Easy access via the M19 Freeway Ample on-site parking</p>	<p>AUCT-001344 Alan 082 445 5048 ± 191 m² Wembley Office 14 Gough Road, Wembley, Pietermaritzburg 9 Offices Pristine condition Sought-after area Great security ± 191 m² Buildings ± 64 m² Carport Includes generator</p>	<p>AUCT-001254 Luke 071 351 8138 Blue-Chip Tenanted Investment Building 9 Old Main Road, Kloof Extent: ± 3 690 m² GLA: ± 1 290 m² Current Gross Annual Income: ± R 3.1 Million Prime A-grade offices Blue-chip tenants - Liberty Group & Rokin 70 Parking bays</p>	<p>OPENING BID: R2.8 MILLION</p> <p>AUCT-001230 Muhammad 079 458 4256 Central Westville Office Building 9 Brendon Lane, Westville Extent: ± 2 144 m² GBA: ± 430 m² ± 21 Parking bays Excellent exposure to King Cetshwayo Highway Easy access from N3 Partly tenanted Gross Annual Income: ± R220 K</p>
<p>AUCT-001362 Virend 071 383 1735 Investment Property with National Tenant 329 Sydenha Road, Congella, Durban GLA: ± 5 980 m² Gross Annual Income: ± R3.6 Million 5 Year lease with a further 5 year renewal Warehouses, factories, showroom and offices</p>	<p>AUCT-001360 Virend 071 383 1735 Multi Purpose Retail & Industrial Property in Prime Location Section 3 Meridian Park, 27 Meridian Drive, Umhlanga New Town Centre, Umhlanga Rocks GBA: ± 1 266 m² Vacant occupation 61 Parking bays Helipad Double volume warehouse / workshop with offices Prime location for End User</p>	<p>POSTPONED TO 09 DEC</p> <p>AUCT-001365 Muhammad 079 458 4256 High Exposure Development Site 1, 2 & 3 Khaled Road (Off Cliffdale Road), Assagay Total Extent: ± 27 367 m² Zoning: Business Park High exposure and easy access to N3 and M13 Ideally situated for high brand exposure and advertising</p>	<p>AUCT-001367 Luke 071 351 8138 Investor Opportunity 8 Lyn Road, Ferndale, Randburg Extent: ± 3 175 m² Currently Builders' supply depot with storage facilities, retail shop and offices Good access and road frontage 5 Year lease with further 5 year renewal National Blue-Chip tenant Gross Annual Income: ± R1.3 Million</p>	<p>AUCT-001369 Luke 071 351 8138 Development Site in Prominent Business Park Erif 2082 Shelly Beach Business Park, Shelly Beach Extent: ± 3 6488 Ha ± 8 488 m² Usable space Last remaining site Motor showroom development opportunity High exposure site Blue Chip Business Park</p>	<p>OPENING BID: R2.8 MILLION</p> <p>AUCT-000923 Alan 082 445 5048 Refurbished Office Unit Section 2 & 17 Cascades Office Park, 21 Cascades Crescent, Pietermaritzburg Extent: Section 2: ± 21 m² Section 17: ± 250 m² Vacant occupation Sold as a combined lot</p>

Auction Date and Time: 18 November 2020 | 11h00 | Auction Venue: The Durban Country Club, Isaiah Ntshangase Road | Terms: R50 000 refundable registration deposit. Strictly by bank guaranteed cheque or EFT. No cash. FICA Documents are required | Auctioneer: Andrew Miller

DURBAN COMBINED AUCTION 09 DECEMBER 2020

<p>AUCT-001378 Muhammad 079 458 4256 Pristine 3 Bedroom Apartment in Umhlanga Rocks Section 7 (Door C7) Salamander, 65 Lagoon Drive, Umhlanga Rocks Extent: ± 127 m² 3 Bedrooms 2 Bathrooms 1 Lock up garage Secure complex Walk access to the beach</p>	<p>AUCT-001383 Virend 071 383 1735 Excellent Business Opportunity in the Popular Kapenta Bay 5th Avenue, Port Shepstone Consisting of 4 sections measuring ± 1 922 m² ± 180 Seat restaurant Offices Fully operational restaurant & conference facilities Private lounge ± 80 Seat conference room Bar with cold room ± 250 Seat function & conference rooms Catering kitchen Laundry Off-street take-away Additional storerooms sold with restaurant Admin section</p>	<p>IN LIQUIDATION</p> <p>AUCT-001392 Virend 071 383 1735 Upmarket Retail and Office Units in Gateway, Umhlanga Rocks Sections 1, 2 & 205 African Palms, 6 Palm Boulevard, Umhlanga 1/5 Maharaj Property Investments CC (In Liquidation) Masters Ref: 0110/2020 Unit 1: ± 65 m² - Ground floor Unit 2: ± 124 m² - Ground floor Unit 205: ± 65 m² - Second floor Vacant Occupation Ground floor units facing Gateway Boulevard Designated secure parking bays</p>	<p>BUSINESS RESCUE</p> <p>AUCT-001399 Muhammad 079 458 4256 4 Bedroom Home 6 Spantoo Street, Rodeboks, Johannesburg Extent: ± 1 000 m² 4 Bedrooms 3 Bathrooms Double garage Swimming pool</p>	<p>AUCT-001384 Tom 083 636 7800 Irrigation and Grazing Farm 48km on the R69 from Wyheid to Louwsburg, KwaZulu-Natal Total Extent: ± 5 116 694 Ha Situated on both sides of the R69 between Wyheid and Louwsburg Improvements include dwellings, sheds, & irrigation infrastructure 6 Adjoining portions Land Uses: Irrigated arable: ± 110 Ha (Center pivots) Potential Irrigable: ± 90 Ha Arable land: ± 80 Ha Grazing Veld: ± 228 Ha Pecan Nut Orchard: ± 10 Ha</p>	<p>DECEASED ESTATE</p> <p>AUCT-001379 Virend 071 383 1735 Apartment Overlooking Greyville Racecourse Section 29 Marjorie Centre, 320 Dr Yusuf Dadoo (Grey) Street, Greyville Estate Late: Indumati Mehta Master's Ref No: 012242/2020 Unit Extent: ± 162 m² Vacant occupation Panoramic views of Greyville Racecourse 4 Bedrooms (2 En-suite) Lounge, dining room & fitted kitchen Separate bathroom Balcony 1 Parking bay</p>
<p>AUCT-001382 Muhammad 079 458 4256 High End Mini Factory Section 22 (Door 26) Micro Park, 26 Crassula Road, Cornubia Extent: ± 143 m² Mezzanine level Vehicular Access 2 Exclusive Use Parking Bays 24 Hour Security in Complex</p>	<p>AUCT-001381 Muhammad 079 458 4256 Retail Unit in High Trade Zone Section 1 Queens Court, Corner of Margaret Mncadi Avenue & Samora Machel Street, Durban CBD Extent: ± 187 m² High levels of pedestrian and vehicular traffic Prime corner unit with excellent exposure Divided into 2 individual units</p>	<p>AUCT-001385 Luke 071 351 8138 Neat Offices in Sought after Office Park Section 7 Kingfisher Office Park, 30 Fairways Avenue, Mount Edgecombe Extent: ± 134 m² Secure offices Private ablutions Neat offices with drywall configuration Ample parking bays Very popular office park Sale and 5 year lease back opportunity</p>	<p>AUCT-001386 Luke 071 351 8138 5 Bedroom House with Income Potential 24 Kenneth Kaunda (Northway) Road, Durban North Extent: ± 1 414 m² Well situated in Durban North off Kenneth Kaunda Drive Newly built outbuilding with 8 apartments Staff quarters Swimming pool 1.5kms from Varsity College</p>	<p>AUCT-001387 Luke 071 351 8138 Mansion Situated in an Exclusive Umhlanga Node 11 Pearl Drive, Herwood Park Umhlanga Extent: ± 1 401 m² Situated in the Exclusive Herwood Park High end finishes Large Swimming pool Double Storey property on a large stand</p>	<p>DEFAULT SALE</p> <p>AUCT-001281 Luke 071 351 8138 Magnificent 5 Bedroom Mansion 19 Burnham Drive, Lower La Lucia Extent: ± 1 403 m² The Premier street address in Lower La Lucia 5 En-suite bedrooms plus staff accommodation A secure guard house Spectacular sea views Sophisticated finishes 32 KVA Generator 10 000L Filtered jojo tank</p>
<p>AUCT-001390 Luke 071 351 8138 Tenanted Industrial & Commercial Park 4 Ioy Road, Pinetown Extent: ± 2 632 m² Multiple units in this business park Industrial & commercial units Income generating property Good investment and end user opportunity</p>	<p>AUCT-001358 Luke 071 351 8138 AAA Office Block 7 Bush Shrike Close, Victoria Country Club Estate, Pietermaritzburg GLA: ± 1 828 m² Leases in place Stunning views Investment opportunity</p>	<p>AUCT-001371 Virend 071 383 1735 Development Land in Cornubia Industrial & Business Estate 31 Pappilo Close, Cornubia Site extent: ± 5 400 m² Flat service land Frontage to Crassula Road and Crispa Road Prime location close to King Shaka International Airport Architectural designs drawn up for a warehouse of ± 2 800 m²</p>	<p>AUCT-001391 Luke 071 351 8138 High Quality Offices Section 5 The Summit, 2 Derby Place, Westville Extent: ± 611 m² Unit 5 Good quality commercial office Good investment and end user opportunity</p>	<p>AUCT-001389 Muhammad 079 458 4256 2 Bedroom Apartment on Durban Beachfront Flat 21 Sahara Sands, 25 Nathaniel Isaacs Crescent, North Beach Extent: ± 77 m² 2 Bedrooms 2 En-suite bathrooms 1 Undercover parking bay 2nd Floor unit Walking distance to the beach</p>	<p>AUCT-001360 Muhammad 079 458 4256 Well Positioned Industrial Property Section 14 Maywest Centre, 65 Charles Strachan Road (Off Jan Smuts Highway), Durban Total Extent: ± 495 m² Mezzanine offices & storage 3 Phase power supply Easy access from the N3 Vacant occupation</p>
<p>AUCT-001393 Virend 071 383 1735 25 x Industrial Mini Factories in Hillcrest Sections 2-12, 18, 19, 21-26, 30-32 & 34-36 Fischer Park, Blessing Ntela (Fischer) Road, Hillcrest Combined Extent: ± 9 629 m² Gross Annual Income: ± R3.9 Million Mini-factories range from ± 275 m² to ± 800 m²</p>	<p>BUSINESS RESCUE</p> <p>AUCT-001394 Luke 071 351 8138 Tenanted A-Grade Commercial Investment Section 4 Torino Court, 4 Crooked Lane, Hillcrest Extent: ± 198 m² GLA: ± 241 m² Income generating investment A-Grade offices Located in a secure office complex Gross Annual Income: ± R519 K Investment and end user potential</p>	<p>AUCT-001389 Luke 071 351 8138 Fully Tenanted Industrial Park 22 Cassiafield Grove, Springfield Park Extent: ± 1 064 m² 3 Separate industrial units Fully tenanted Located in Springfield Park Immaculate industrial property Good investment and end-user opportunity</p>	<p>INSOLVENT ESTATE</p> <p>AUCT-001396 Virend 071 383 1735 4 Bedroom House on Upmarket Street of La Lucia 39 Timavo Drive, La Lucia Insolvent Estate: L. Rooze Master's Ref No: D12/2012 & Insolvent Estate: C B Vermeulen Master's Ref No: D142/2017 Site extent: ± 1 394 m² 4 Bedrooms 2 Bathrooms Lounge, dining room and kitchen Independent bachelor flat Double garage Pool, Koi pond, braai area & large garden</p>	<p>AUCT-001397 Muhammad 079 458 4256 3 Industrial Units in Durban North Sections 22, 23 & 24 Kingsfisher Park, 45 Marvellous Crescent, Briardene 3 Individual units Individual Extents: ± 185 m² Combined Extent: ± 555 m² Double volume height Easy access of Queen Nandi Drive</p>	<p>AUCT-001398 Luke 071 351 8138 High Trade Retail Property with Multiple Blue-Chip Tenants 112-114 King Shaka (Couper) Street, Stanger Extent: ± 2 043 m² High trade zone A number of blue-chip tenants High exposure onto Couper Street Good income on the property</p>

Auction Date and Time: 09 December 2020 | 11h00 | Auction Venue: The Durban Country Club, Isaiah Ntshangase Road | Terms: R50 000 refundable registration deposit. Strictly by bank guaranteed cheque or EFT. FICA Documents are required | Auctioneer: Andrew Miller