

INFORMATION BROCHURE – ONLINE AUCTION

26 – 28 FEBRUARY 2025

**Property: Portion 10 of Erf 220 Potchefstroom,
Registration Division IQ, North-West Province**

Measuring: 1105 square metres



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DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

Auction Information

Deposit	10% of the bid price
Commission	7.5% plus 15% VAT thereon of the bid price
Confirmation period	7 days

Rules of auction and conditions of sale available at: www.ubique.co.za

Terms & Conditions

10% of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Bidders must provide original proof of identity and residence on registration. All bids are exclusive of VAT. Ubique Auctioneers may bid up to the reserve on behalf of the sellers. Subject to change without notification.

Auctioneer: Rudi Müller (082 490 7686)

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Ubique Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of Ubique Auctioneers (Pty) Ltd or the Seller/s or any other person.

EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

Street address / Location: 74 Nieuwe Street, Potchefstroom Central, Potchefstroom.

GPS Coordinates: (Lat/Long): GPS: (Lat/Long): -26.721163 / 27.091653

Pin location:



Registered Land size: 1105 square metres

Zoning: Residential / Commercial

Assessment Rates: Details on page 9

(Note: The registration of transfer of the property might be subject to the application for and issuing of a certificate by the Municipality in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, read with the relevant section(s) of the applicable By-Law).

Improvements: Details of improvements on **page 8-9**

Key Investment Highlights * Guest House / Bed and Breakfast / rental income / investment opportunity

Note: By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.

GENERAL INFORMATION:**Title Deed information:****REGISTERED OWNER INFORMATION:**

OWNER INFORMATION (1)	
KERKSTRAAT 247 POTCHEFSTROOM CC	
Company Type**	CLOSE CORPORATION
Registration Number	200411364223
Name	KERKSTRAAT 247 POTCHEFSTROOM CC
Multiple Owners**	NO
Multiple Properties**	NO
Share (%)	-

DEEDS OFFICE PROPERTY DESCRIPTION

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	CR17085/971
Township	POTCHEFSTROOM	Local Authority	JB MARKS LOCAL MUNICIPALITY
Erf Number	220	Province	NORTH WEST
Portion Number	10	Extent	1105.0000SQM
Registration Division	IQ	LPI Code	TOIQ03050000022000010
Previous Description	-	Co-ordinates (Lat/Long)**	-26.721162 / 27.091654
Suburb / Town**	POTCHEFSTROOM		

Other Title Deed information

SG Diagram

ONDERVERDELINGSKAART					
SYE Meter		RIGTINGS	Stelsel	KOORDINATE Lo. 27. Konstante	
AB	47.10	274.10.20	A	± 0.00	+ 2.950.000.00
BC	23.51	4.36.00	B	- 9130.76	+ 6431.01
CD	47.10	94.18.30	C	- 9177.74	+ 6434.45
DA	23.42	184.36.00	D	- 9175.86	+ 6457.89
		VM 30	⊕	- 9128.88	+ 6454.35
		VM 41	⊕	- 8845.12	+ 6357.30
			⊕	- 9028.88	+ 6369.40

L.G. No. A.
8429/70

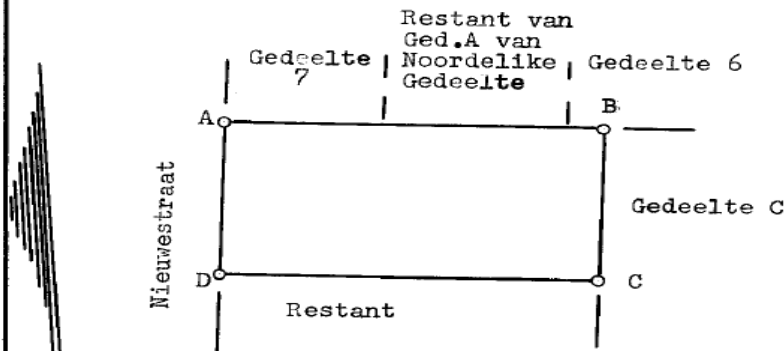
Goedgekeur

J.F. Breda

Landmeter-
generaal.

BAKENBESKRIVING.

A,B,C,D: 12 mm. ysterpen.



W. N.

Skaal 1: 750

Die figuur A-B-C-D-A

stel voor 1105 vierkante meter grond, synde

Gedeelte 10 van Erf No. 220,

geleë in die DORP POTCHEFSTROOM,

Opgemeet in Oktober 1970

deur my.

Provinsie TRANSVAAL

J.F. Breda
Landmeter.

Hierdie kaart is geheg aan
No. 1017085/1970 g.v.
gedateer 10/10/85
Registrateur van Aktes
potch. herald—8104

Die oorspronklike kaart is
No. 2232/1894
Transport/Grondbrief
No. 2-1-1053
ORD. No. 25/065
10/11/70
Datum 11/11/70

Omslag
Meetstukke No. 207/110
Kompilasio No. 10-5C-17
Algemene Plan D4

Servitudes:

As reflected on the SG Diagram (if applicable).

PROPERTY DESCRIPTION

1. PROPERTY

RESIDENTIAL / COMMERCIAL

Portion 10 of ERF 220 POTCHEFSTROOM, REGISTRATION DIVISION IQ,

NORTH-WEST PROVINCE:

Measuring: 1105 m²

Title Deed: T37251/2006



Location: 74 NIEUWE STREET, POTCHEFTROOM CENTRAL, POTCHEFSTROOM

GPS: (Lat/Long): -26.721162 / 27.091654

THE IMPROVEMENTS MAINLY CONSIST OF THE FOLLOWING:

MAIN BUILDING – Guest House (3 *) – De Tuiz Huis:

The improvements (± 472 sqm) mainly consist of:

- Reception area / office.
- 10 en suite rooms.
- Large kitchen.
- Separate scullery.
- Communal dining room.
- Walk-in linen closet.

Other

- Splash pool.
- Borehole.
- 6 covered parking spaces.
- 4 open parking spaces.
- Established garden.
- Electric fence.
- Alarm system.
- 4 entrance gates (one with gate motor).

Excellent occupancy record (100%).

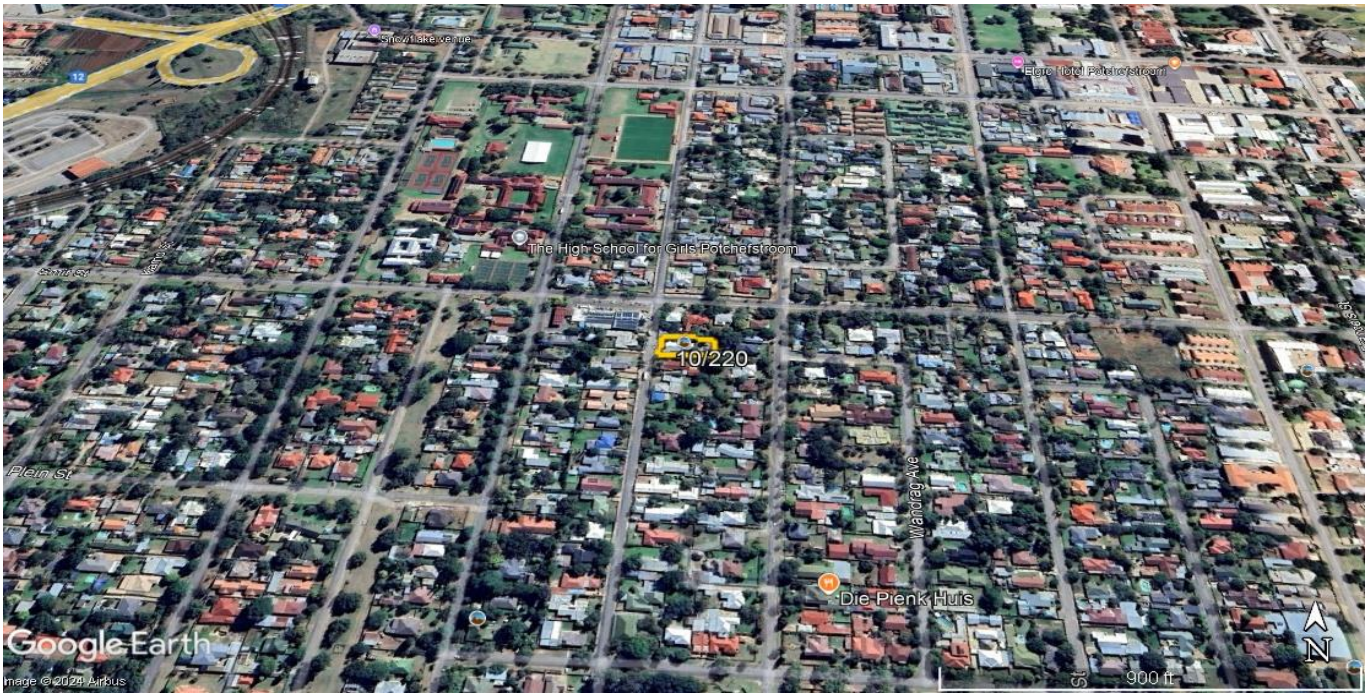
Zoning: Residential 3 with special consent to trade as a guest house.

Current lease expires 31 July 2025.

Current monthly rental: R57,000.00 which calculates to an amount of **R684,000.00
per annum**

Other monthly expenses:

Security	R 600.00
Fibre	R 600.00
Garden	R1,000.00
Swimming pool	<u>R 650.00</u>
Total	<u>R2,850.00</u>



De Tuiz Huis, Nieuwe Street, Potchefstroom



PHOTOGRAPHS OF THE PROPERTY







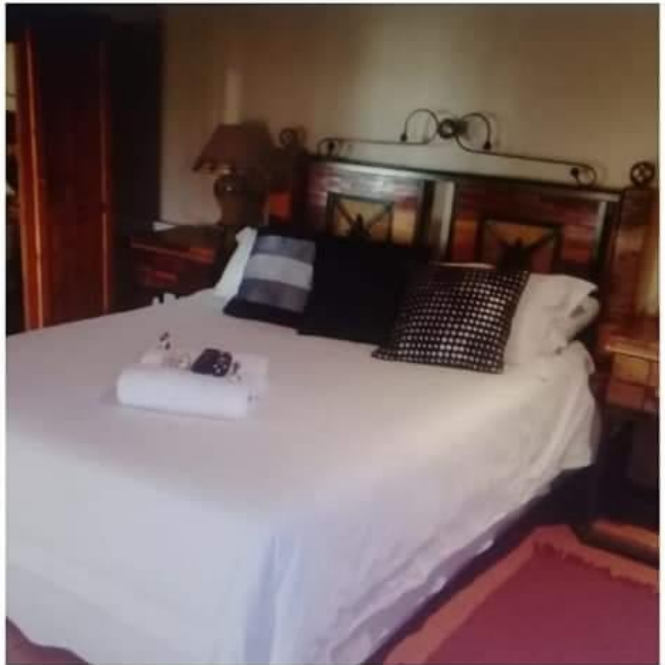


























ONLINE AUCTION – POTCHEFSTROOM

3* GUEST HOUSE / BED & BREAKFAST PROPERTY

REGISTER AND BID ONLINE @ www.ubique.co.za

EXCELLENT LOCATION – CENTRAL

STARTS: 26 FEBRUARY 2025 @ 09:00

ENDS: 28 FEBRUARY 2025 @ 15:00

Property Location:

74 Nieuwe Street (De Tuiz Huis), Potchefstroom

PROPERTY: PORTION 10 OF ERF 220, POTCHEFSTROOM

MEASURING: 1105 square metres

EXCELLENT LOCATION !!

The improvements (± 472 sqm) mainly consist of:

Reception area / office; 10 en suite rooms; large kitchen; separate scullery; dining room; walk-in linen closet. Splash pool. Borehole. 6 covered parking spaces and 4 open parking spaces. Established garden. Electric fence. Alarm system. 4 entrance gates (one with gate motor).

Excellent occupancy record (100%).

Zoning: Residential 3 with special consent to trade as a guest house.

Current lease expires 31 July 2025. Current monthly rental **R57,000.00 (R684,000.00 per year)**.

IMPORTANT NOTE: R10,000.00 REFUNDABLE REGISTRATION DEPOSIT PAYABLE!!!

CONDITIONS: 10% deposit of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. 7-day confirmation period. Balance on registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must have proof of residence and identification available (FICA).

For further information contact:

Auctioneer/RUDI MÜLLER 082 490 7686

ANTON ENGELBRECHT 082 789 2772

Office: 018 294 7391



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Auctioneers

www.ubique.co.za

Visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act.