

## Investment Office Block

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**



**WEB#:** 3056740 | [www.in2assets.com](http://www.in2assets.com)

**ADDRESS:** Corner Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park

**AUCTION VENUE:** Protea Balalaika, 20 Maude Street, Sandown, Sandton

**AUCTION DATE & TIME:** 6 March 2013 | 11am

**VIEWING:** By Appointment

**CONTACT:** Rainer Stenzhorn | 082 321 1135 | 031 564 7600

**CONTACT:** Yianni Pavlou | 082 494 4555 | 031 566 4605

**EMAIL:** [rstenzhorn@in2assets.com](mailto:rstenzhorn@in2assets.com) | [yianni@portfolio-property.com](mailto:yianni@portfolio-property.com)

**REGISTRATION FEE:** R 50 000-00 (Refundable Bank Guaranteed Cheque)

**AUCTIONEER:** Andrew Miller



The Rules of Auction can be viewed at [www.In2assets.com](http://www.In2assets.com) or at 54 St Andrews Drive, Durban North. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.

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# CPA Letter

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**

In light of the Consumer Protection Act which came into effect on 1 April 2011, In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter on the Entity's official letterhead authorizing you to bid, sign all necessary documents and effect transfer on behalf of the Entity which must be accompanied by a certified copy of the resolution by the directors, trustees or members of the entity authorizing you to do so.
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months.
5. Copy of Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle free and efficient as possible.

Should you require any further assistance or have any questions or queries, please do not hesitate to contact us.

# Property Description

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**

## General

**Property Address:** Corner Frikkie Meyer Boulevard & Becquerel Street  
**Suburb & Province:** Vanderbijl Park, Gauteng

## Title deed information

**Title Deed No:** T30313/2010  
**Registered Owners:** Versatex Trading 608 (Pty) Ltd  
**Title Deed Description:** Portion 12 of Erf 4 Vanderbijl Park  
**Extent:** 2,500 m<sup>2</sup>

**Note:** The extent of Portion 12 of Erf 4 Vanderbijl Park is 4,912m<sup>2</sup>. A portion of it is on offer with the extent provided by the client.

## Municipal information

The local authority in which the property is situated is the Emfuleni Local Municipality. According to the permitted zoning scheme the property is zoned as follows:

## Town Planning Information

**Zoning:** Special – The erf may be used for such purposes as may be decided and subject to such conditions as may be imposed by the Administrator after reference to the Townships Board and local authority. Consent was given for the following:

Drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade, shops, place of instruction and with the special consent of the local authority, for any other use excluding noxious uses

**F.A.R:** 1.0  
**Coverage:** 60%  
**Height:** 3 Storeys  
**Building Lines:** 6m street boundary, 2m other boundaries  
**Parking Requirements:** 5/100m<sup>2</sup> gross leasable shop floor area  
4/100m<sup>2</sup> gross leasable office floor area  
Place of amusement: 1 parking space per 4 seats  
Place of instruction: 0.25 parking bays per student  
Other: as required by the local authority

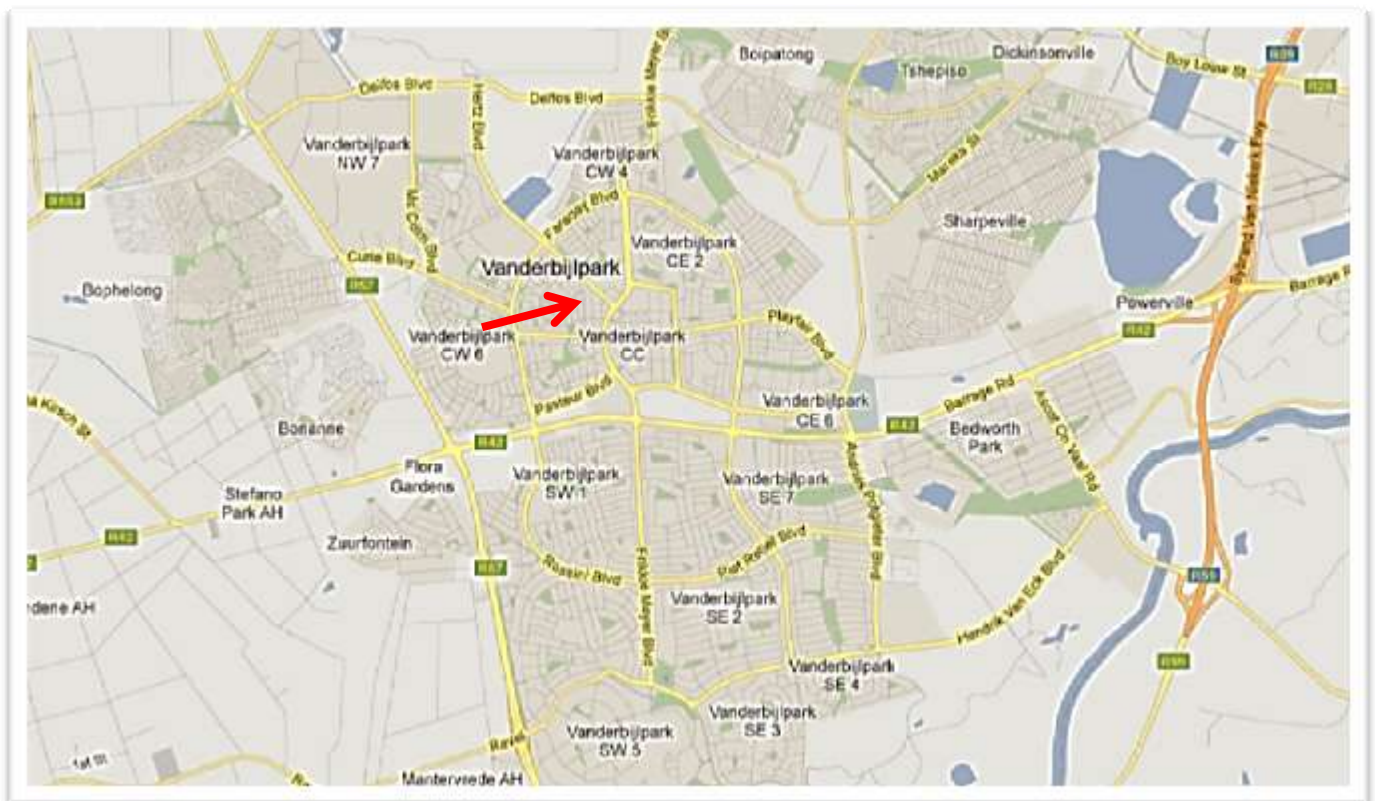
# Property Location

## Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park

Vanderbijl Park is located  $\pm 50$ km south of Johannesburg. Vanderbijlpark is an industrial city next to the Vaal River in southern Gauteng, South Africa. It is home to the ArcelorMittal SA (Vanderbijlpark) works (previously ISCOR - Iron and Steel Corporation). Vanderbijlpark forms the Vaal Triangle together with two neighbouring towns namely Vereeniging and Sasolburg it and this is regarded a major industrial region of South Africa.

The property has frontage to Frikkie Meyer Boulevard in Vanderbijl Park Central. Frikkie Meyer Boulevard experiences high traffic volumes and offers excellent exposure to the subject property. The property is accessed by means of an unnamed cul-du-sac Street of Becquerel Street.

All modern amenities are in close proximity including Vanderbijl Park CBD. The property is easily accessed by means of major and secondary routes including R59 Highway and Frikkie Meyer Boulevard



**SUBJECT PROPERTY:** Portion of Portion 12 of ERF 4 Vanderbijl Park



# Picture Gallery

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**



# Picture Gallery (continued)

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**



# Picture Gallery (continued)

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**





# Additional Information

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**

## Features / Improvements

Primary Use	Training facility
Ceilings	Suspended ceilings;
Walls	Plaster & paint;
Floor Coverings	Tile floor covering;
Condition	The building is brand new and in an excellent state of repair

## Accommodation Details

The ultra-modern building offers three floors. The ground floor comprises reception, canteen, library, exam room, various offices, consulting rooms and ablution areas. The first and second floor consists of lecture rooms, offices and ablution areas. These floors are accessed by means of a central staircase as well as an external staircase.

## Site improvements

- The property is enclosed by means of palisade fencing;
- All unutilised land is paved with interlocking concrete paving bricks;
- 21 Shade net parking bays and 15 open bays are provided.

## Accommodation Areas

The approximate gross building area as taken from building plans provided:

Description	Extent
Occupied area	1,338m <sup>2</sup>
Staircase	84m <sup>2</sup>
Covered walkways	224m <sup>2</sup>
Covered patio	93m <sup>2</sup>
Covered parking	95m <sup>2</sup>
	<b>1,834m<sup>2</sup></b>

# Additional Information (continued)

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**

## Expenses

The current monthly rates equates to approximately R3,506.25 which equates to R42,075.00 per annum.

## VAT Status

The Seller is a VAT vendor.

## Lease Details

The property is currently leased as follows:

Tenant	CTI
Current monthly income	R97,000.00
Monthly cost	R 4,000.00
Annual increase	9%
Lease expires	December 2016

# Zoning Certificate

**Cnr Frikkie Meyer Boulevard & Becquerel Street, Vanderbijl Park**



Vaal River City, the Cradle of Human Rights

☎ (016) 950 5000  
☎ (016) 950 5533  
e-mail: [burgerl@emfuleni.gov.za](mailto:burgerl@emfuleni.gov.za)  
**DEPARTMENT LAND USE MANAGEMENT**

✉ 3  
**VANDEBILPARK  
1900**

Your ref:

File nr 7/3/TC  
Ref Me D Louw  
DATE 24 January 2013

Email: [henda@aval.co.za](mailto:henda@aval.co.za)  
Henda Viljoen  
Advanced Valuers (Pty) Ltd

Sir

**ZONING CERTIFICATE: PORTION 12 OF ERF 4 VANDERBIJL PARK**

In terms of the Vanderbijlpark Town Planning Scheme, 1987, the zoning of the abovementioned erf is "Special" with an annexure that reads as follows:

*The erf may be used only for such purposes as may be decided and subject to such conditions as may be imposed by the Administrator after reference to the Townships Board and local authority.*

On 10 December 2012 consent was given for the following:

Drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade, shops, places of instruction and with the special consent of the local authority, for any other use excluding noxious uses.

Coverage	60%.
FAR	1
Height	3 Storeys
Parking	Shops: 5 parking spaces per 100m <sup>2</sup> gross leasable shop floor area; Offices: 4 parking spaces per 100m <sup>2</sup> gross leasable office floor area; Place of amusement: 1 parking space per 4 seats; Place of instruction: 0.25 parking bays per student Other: as required by the local authority

Building lines 6m from the street, 2m from any other boundary

Yours faithfully

  
**L M MOTAPANE**

**MANAGER:  
LAND USE MANAGEMENT**

Receipt number : Internet payment 23/01/2013