



Invitation to submit Offers

GERARD PRETORIUS 2 TRUST & AV TRUST

1 Einstein Street, Ferrobank Township, Mpumalanga Province

(Re and Ptn 2 of Erf 54 – Measuring in total 2.474 Hectares)

Duly instructed and on behalf of the above-mentioned business we will bring to auction an invitation to submit offers on an industrial property with an office building and warehouse structures combined with an environmental certificate permitting the dry-beneficiation of minerals and sedimentary rock such as coal. The property will be offered for sale via an **Invitation to Submit Officers closing on Thursday 5 June 2025 at 14h00** and all interested bidders are required to register on our website www.parkvillage.co.za in order to submit offers.



 www.parkvillageauctions.co.za

1 Einstein Street, Ferrobank Township,
Mpumalanga Province

 Debbie Scholes
011 789 4375

 auctions@parkvillage.co.za



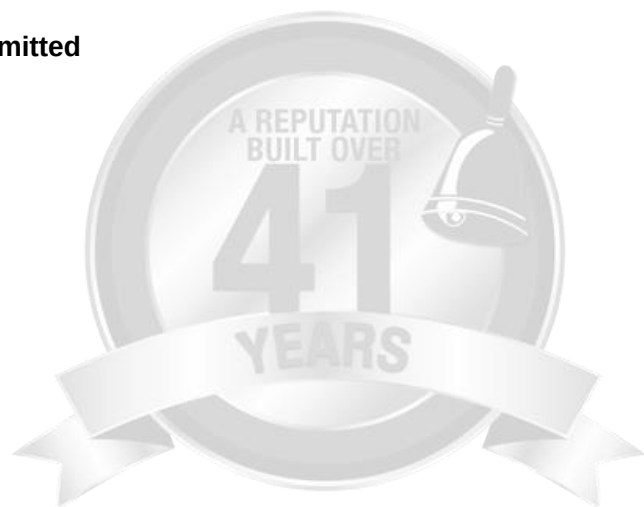
PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Auction Summary

Please Note:

- A Deposit of 15% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account.
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted.
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Owners the right to accept or decline any or all offers submitted



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Conditions of Sale

Bidders Deposit: 15% of the Purchase Price payable on Submission of the Offer

Commission: Buyer's Commission of 6% plus VAT payable on Submission of the Offer

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



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REGISTERED DESCRIPTION:

Portion 2 of Erf Number 54 Ferrobank, District of the Emalahleni Local Municipality, JS, Mpumalanga Province, AND

Remaining Extent of Erf 54 Ferrobank, District of the Emalahleni Local Municipality, JS, Mpumalanga Province

REGISTERED OWNERS: AV TRUST (50% Share) AND GERARD PRETORIUS 2 TRUST (50% Share)

TITLE DEED NUMBERS: T13174/2008 AND T13175/2008

EXTENT OF THE STANDS:

Portion 2 of Erf 54	2.0776 Hectares
RE of Erf 54	<u>0.3970 Hectares</u>
Total:	2.4746 Hectares

DESCRIPTION

An industrial site, improved office building and warehouse structures with Environmental Certificate permitting the dry-beneficiation of minerals and sedimentary rock such as coal.

LOCATION:

The subject property is located at **Number 1 Einstein Street, Ferrobank, Emalahleni, Mpumalanga Province** at GPS co-ordinates; -25.848305, 29.163359

PROPERTY DESCRIPTION:

Offices and Storerooms:

Located toward the front of the property, to the immediate left of the entrance and egress main driveway gate, is the single-storey office building of plastered and painted brick walling fitted with steel framed glazing under a pitched IBR roofing structure comprising a reception, two (2) storerooms, private office with walk-in safe, kitchen area, cloakroom and staff changerooms with shower. Located on the side of the office building is an ancillary building comprising three (3) storerooms and staff toilets.

Industrial Warehouse Structures & Buildings:

Located at the back of the office buildings is a double volume, open side steel framed, IBR roofed warehouse structure with covered work areas and conveyors leading to a triple volume aggregate crushing area and building. Situated directly at the back of the aggregate crushes building is a large double volume steel framed IBR clad and roofed dry-bulk storage area.

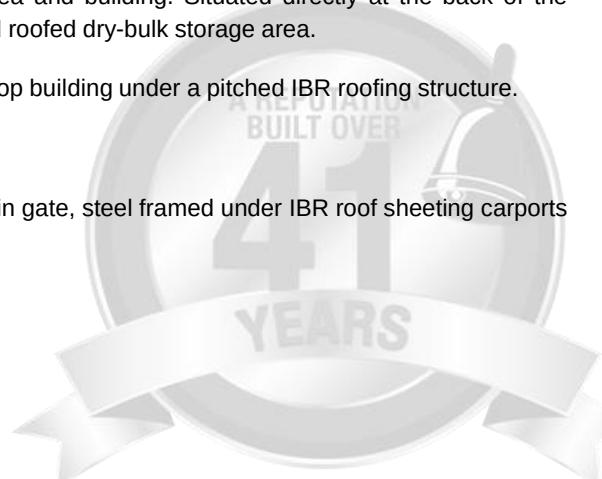
Situated on the side of the open side steel framed is face brick walled workshop building under a pitched IBR roofing structure.

Other Improvements:

Other improvements include a security office and the entrance and egress main gate, steel framed under IBR roof sheeting carports and covered storage area, and a braai area on the side of the office building.

Internal and External Fittings and Fixtures

- CCTV Camera System
- Split air-conditioning units in the office



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APPROXIMATE EXTENT OF IMPROVEMENTS:

Office & ancillary Building:	286 m ²
IBR Warehouse structures:	4 361 m ²
Security Office:	16 m ²
Carport & Covered Storage Area:	<u>200</u> m ²
Total:	4 863 m²

ELECTRICAL INSTALLATION:

The property is supplied with 3-Phase electricity.

SURFACE AREAS:

The driveways and parking areas are gravel covered with the remaining areas being pickable soil with mounds of aggregate waste

BOUNDARY:

The property is unbound from the adjacent Portion 1 of Erf 54. The remaining perimeters are bound by stock brick walling approximately 2.1 Metres in height.

OCCUPANCY:

The property is currently tenanted by Minerals 2 Metals (Pty) Ltd.

LEASE INFORMATION:

The subject property is leased on a month-to-month basis with the current net monthly rental being R 48 649.02 less the monthly Rates & Taxes which is payable by the Lessee to the Emalahleni Local Municipality, on behalf of the Lessor.

RATES AND TAXES:

Account Number:	0002534436
Monthly Charges:	R11 000.67

ZONING:

Industrial





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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6 % Buyers commission plus VAT** is payable on the Immovable property.
2. **15% Deposit payable on the fall of the hammer** for immovable properties **PAYABLE WITHIN 24-HOURS**.
4. **14 Business days confirmation period** applicable on immovable property.
5. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
6. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
7. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
8. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
9. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
10. The transferring attorneys will be appointed by the Seller.
11. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Agreement of Sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
- 16 Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit. If payment is not affected.





CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 1 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



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