

INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:
Tuesday, 24 November 2026 @ 12:00
ONLINE BIDDING CLOSES:
Wednesday, 25 November 2026 @ 12:00

ADMINISTRATOR
Chanél Tame
chanel@vansauctions.co.za
086 111 8267

LARGE WORKSHOP/SHOWROOM/OFFICES, IN VEREENIGING!
NEAT IMPROVEMENTS ON ± 4000 m² LAND



How to register:

Bidders to register online (visit our website **www.vansauctions.co.za**)
or email **chanel@vansauctions.co.za**

Registration fee of R 100,000 only payable via EFT only,
FICA documents required to be able to register.

Please Note:

Online Bidding Opens: 12:00 on Tuesday, 24 November 2026
Online Bidding Closes: 12:00 on Wednesday, 25 November 2026

Conditions of sale for immovable property:

- *Subject to confirmation by the seller.*
- *R 100,000 refundable registration fee to bid online.*
- *5% deposit by way of electronic transfer.*
- Commission is *payable by the purchaser.*
- *Guarantees for balance within 30 days after confirmation.*
- *Occupation on date of confirmation.*
- *The Seller is a VAT registered vendor.*

Subject Property

Subject Property:	Erf 1404 Vereeniging, Registration Division IQ, Gauteng Province better known as 1 De Villiers Avenue, Vereeniging, Gauteng Province
Total Extent:	± 3 960 m²
GLA:	± 2 500 m²
Zoning:	Business & Commercial

Improvements:

- Vehicle display/show area
- Sale offices x 3
- Boardroom
- Executive & manager offices
- Filing room
- Mezzanine cement floor
- Kitchen
- Toilets
- Photo booth area
- Small café area with toilet & walk in Safe
- Small storerooms x 2
- Workers ablutions & kitchen area



Workshop 1:

- Small reception
- Workshop area with roller door
- Tool rooms x 2

Workshop 2:

- Workshop area with roller door
- Engine storage room
- Compressor room



Workshop 3:

- Small single garage Wash-bay area
- Covered parking

Auctioneers Note:

Perfect for car dealers & great investment opportunity!!

Property Image Gallery







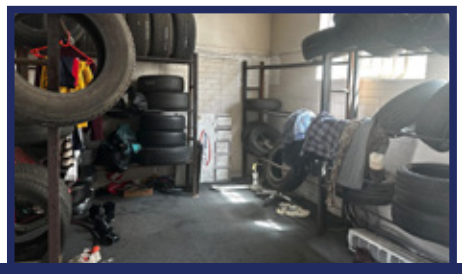






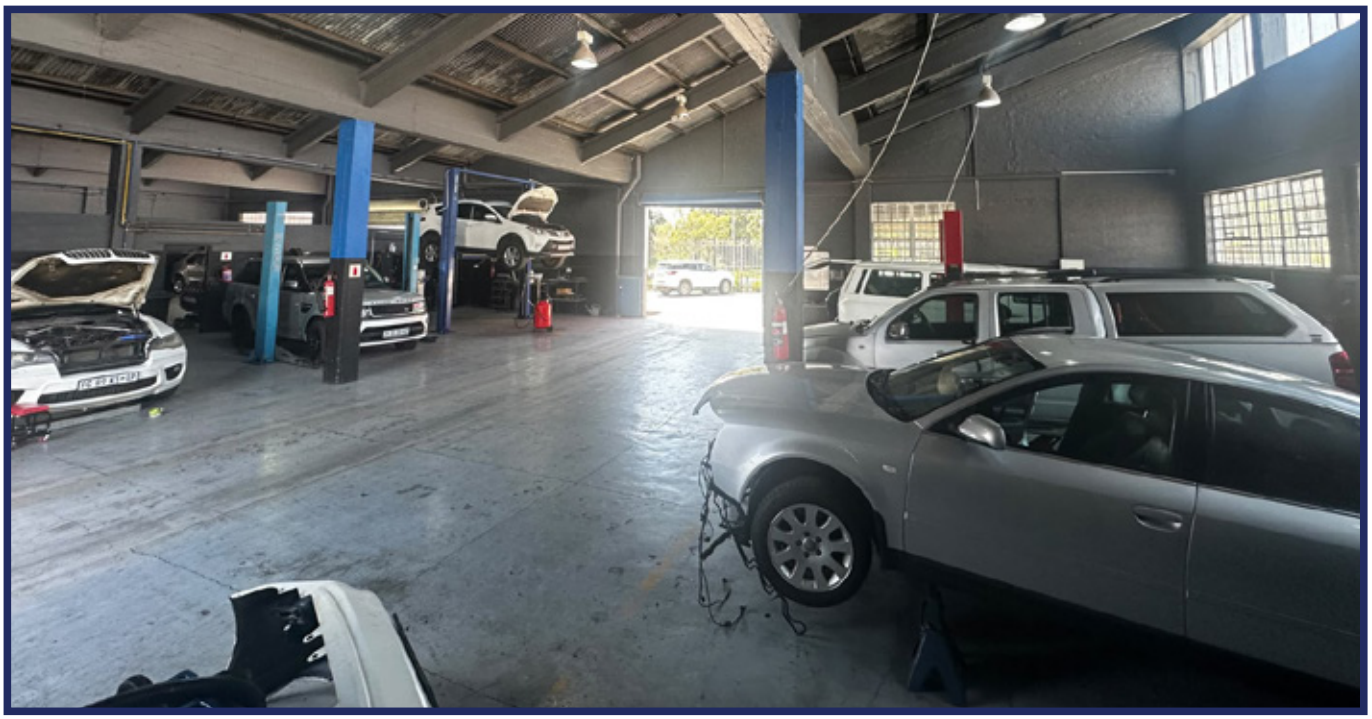




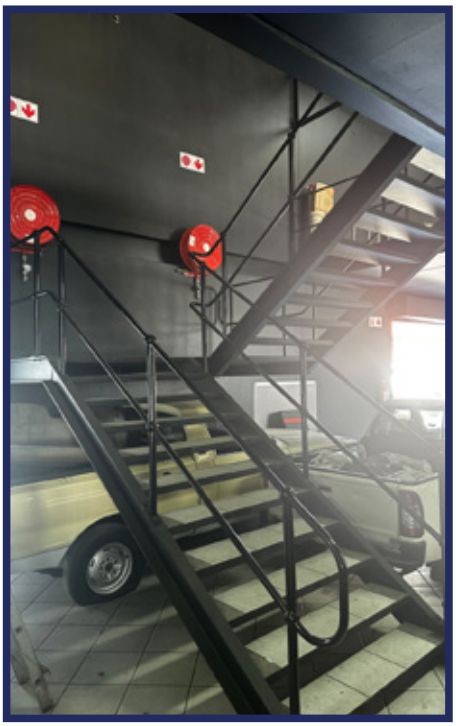




PLEASE NOTE: MOVABLES ASSETS NOT INCLUDED IN SALE

















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SG Diagram

S.G. OFFICE COPY

S.G.Nº A. 4043/58

APPROVED

SURVEYOR GENERAL

DESCRIPTION OF BEACONS.

BCD. ½" Iron pegs.

Sides Cape Feet		Angles	
AB	190.00	A	90.00.00
BC	14.14	B	135.00.00
CD	190.00	C	135.00.00
DE	200.00	D	90.00.00
EA	200.00	E	90.00.00

T.N. THE FIGURE fmnDo REPRESENTS A SERVITUDE OF RIGHT OF WAY OVER ERF Nº 42. VIDE DIAGRAM S.G.Nº A. 1191/50. DEED OF SERVITUDE Nº 1038/50



14404

Scale 1: 1250

The figure ABCDE represents 39950 square feet of land being Consolidated Erf No.41 in the Township of VEREENIGING and comprises;

1. The figure AeoE representing Erf No.41 in extent 138 square roods 128 square feet. Vide Diagram S.G.No.A.24/02. Transfer No.1043/03.
2. The figure efgh representing Portion 1 of Erf No.42 in extent 17 square roods 52 square feet. Vide Diagram S.G.No.A.1578/96. Transfer No.5275/96.
3. The figure fBCDohg representing Remainder of Erf No.42 in extent 17450 square feet. Vide Diagram S.G.No.12/95, Transfer No 11/1895.

Situate in the District of Vereeniging Transvaal Province.

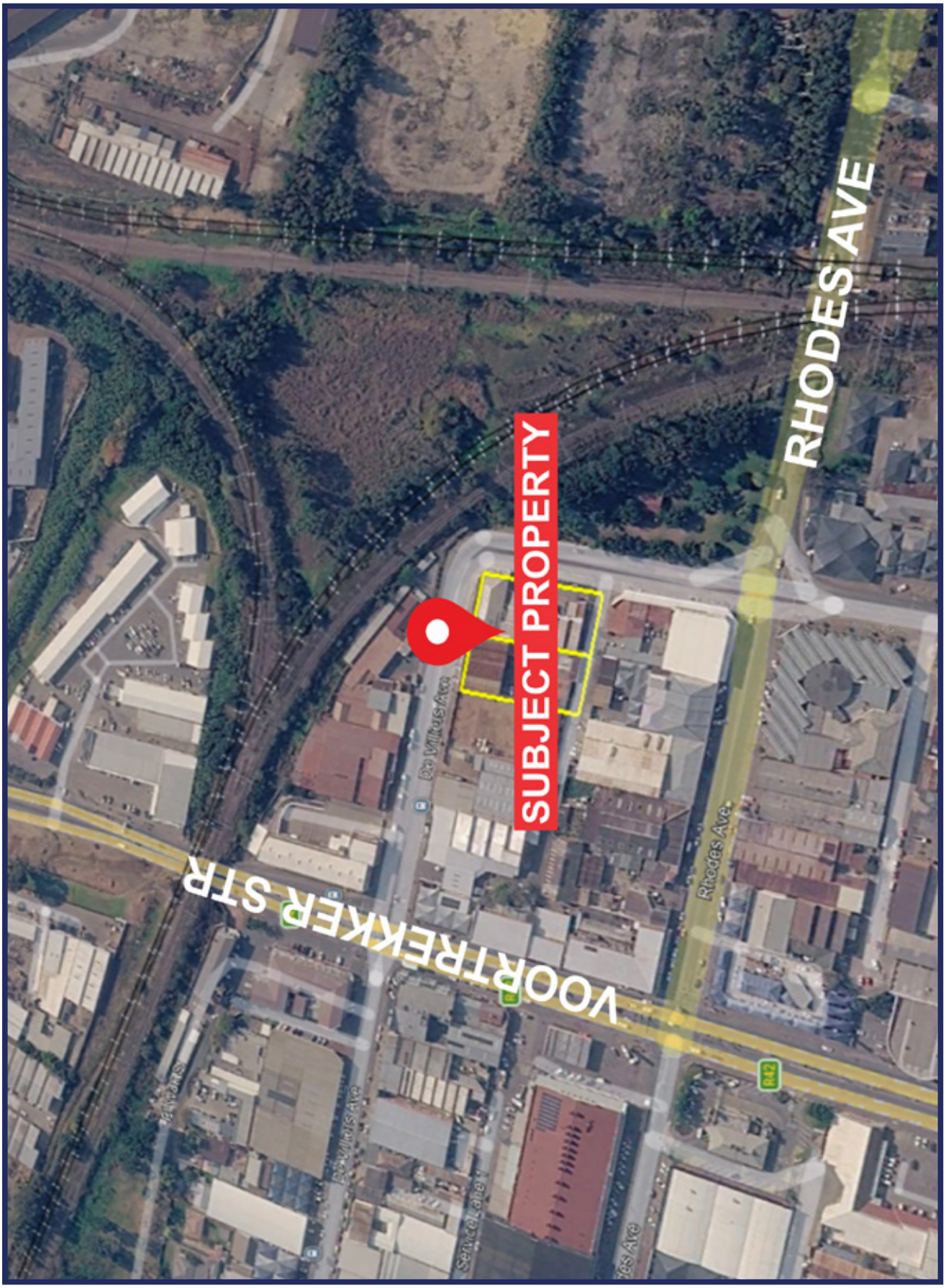
Compiled in August 1958 by me

M. Slabbert

Land Surveyor

THIS DIAGRAM IS ANNEXED TO TRANSFER DATED Nº DATED IN FAVOUR OF REGISTRAR OF DEEDS	THE EXISTING DIAGRAMS ARE AS TABULATED ABOVE	FILE 273 II/9420/58 GENERAL PLAN Nº 1356/92 SURVEY RECORDS Nº 1060-92

Locality Map





Optimizing Your Assets

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