



## BIDDERS INFORMATION PACK

### 1 GARLAND STREET, OPHIRTON PRIME LOCATION, BIG LAND SIZE

AUCTION DATE Wednesday, 19 August @ 14:00

REGISTRATION From 13:30

VENUE Online

VIEWING By appointment

**George Mufandaedza**

(072) 091 7004 | [georgem@auctioninc.co.za](mailto:georgem@auctioninc.co.za)

# HOW TO BUY A PROPERTY ON AUCTION



## PROPERTY INFORMATION

<b>Building Name:</b>	Joe's Motor Spares
<b>Number</b>	1
<b>Street Address:</b>	Garland Street
<b>Suburb:</b>	Ophirton
<b>City:</b>	Johannesburg
<b>Province:</b>	Gauteng
<b>Sector:</b>	Industrial
<b>Zoning:</b>	Industrial 1
<b>Co-Ordinates:</b>	Latitude: -26.224 Longitude: 28.0275
<b>Erf Size m2:</b>	6742
<b>GLA Size m2:</b>	5117
<b>Title Deed</b>	T17466/2003
<b>Erf Number</b>	ERF RE/561 Ophirton Johannesburg



## PROPERTY DETAILS

### Property Specifications

	Permitted	Actual
Coverage	85%	34%
FAR	Not specified	0.63
Height	59 degrees from street	4 Storeys
Land Size/ Stand Size		6742 m <sup>2</sup>
Under-Roof / GLA Size		5117 m <sup>2</sup>

### Property Description

This industrial property has a Stand Size of 6742 m<sup>2</sup> and is situated on an L-shaped stand. It is a corner property perfectly located on a prime location along three main roads (Garland St, Ophir Rd and Mewett St in Ophirton) affording it high visibility. It has easy access to and from M1 and M2 Freeways. The property is fully fenced with brick walling. The driveway and walkways are concrete paved. The total GLA of the buildings on site is 5117 m<sup>2</sup>. This industrial development is currently largely used as a scrapyards for selling secondhand motor spares. The property has been owner occupied for about 25 years. This is an ideal place to grow and establish a business on a good location that gives it great exposure. Also, the massive land size makes it an ideal redevelopment opportunity.

### Schedule of Floor Areas

1. Shop1	470 m <sup>2</sup>
2. Store	153 m <sup>2</sup>
3. Outbuilding	389 m <sup>2</sup>
4. Warehouse	304 m <sup>2</sup>
5. Shop2	375 m <sup>2</sup>
6. Workshop1	524 m <sup>2</sup>
7. Workshop2	1 818 m <sup>2</sup>
8. Factory	<u>1 084 m<sup>2</sup></u>
<b>Total GLA</b>	<b><u>5 117 m<sup>2</sup></u></b>
Yard Size	3 899 m <sup>2</sup>

### Description of Improvements

The improvements situated on the subject property comprise

- a 4-storey workshop building (GLA: 4104m<sup>2</sup>) with vehicular access to the ground floor. This workshop building is the main building and has a reinforced concrete frame construction with plastered brick infill under a flat concrete roof.
- a 1-storey face-brick building (GLA: 470m<sup>2</sup>) with a flat corrugated iron roof comprising a retail shop, 3 offices, 2 stores and toilets. This building is currently used as a retail outlet for secondhand motor spares.
- a double volume warehouse with a steel framed structure. This building is fire damaged but it's steel columns and rafters are seemingly intact. It has a saw tooth IBR sheeting roof.
- structurally sound outbuildings consisting of rooms and toilets, with pitched corrugated iron roof.



# MUNICIPAL STATEMENT

Account Number 504675281			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
<b>(Reading period = 2020/03/14 to 2020/05/18 = 66 days)</b> Meter readings and consumption: Meter no 17714251 start reading 5,448.000 and end reading 5,495.000 = 47.000 KL - Actual Reading Daily average consumption 0.712 KL Charges for 47.000 KL are based on a sliding scale for a 66 day period Reversal of interim charges Step 1 47.000 KL @ R 42.190 ( Billing Period 2020/06 ) Registered Social Landlord Rebate Demand Management Levy Charges for 47.000 KL are based on a sliding scale for a 66 day period Sewer monthly charge based on Water 179.185 units ( Billing Period 2020/06 ) Sewer monthly charge based on Water 47.000 units ( Billing Period 2020/06 ) Registered Social Landlord Rebate VAT: 15.00% ( Total Amount: - 9,526.43 )		- 7,559.82 1,982.93 0.00 219.58 - 5,651.50 1,482.38 0.00 - 1,428.97	- 10,955.40
City of Johannesburg			
Property Rates	VAT No. 4760117194		
<b>Category of Property: Property Rates Business</b> <b>The property rates are based on the market values of the property and are calculated as follows:</b> R 9,010,000.00 X R 0.0201470 / 12 ( Billing Period 2020/06 ) VAT: 0 %		15,127.04 0.00	15,127.04
PIKITUP			
Refuse	VAT No. 4790191292		
<b>WASTE MANAGEMENT SERVICE</b> City cleaning levy VAT: 15.00% ( Total Amount: 441.00 )		441.00 66.15	507.15
City of Johannesburg			
Sundry Charges	VAT No. 4760117194		
Surcharge on business services, excluding property rates Surcharge on business services, excluding property rates Surcharge on business services, excluding property rates VAT: 15.00% ( Total Amount: - 186.10 )		8.82 - 264.23 69.31 - 27.91	- 214.01
<b>Current Charges (Incl. VAT)</b>			<b>4,464.78</b>

**Where can payments be made ?**  
 Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).  
**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER**

**How can payments be made ?**  
 By debit order, cash, debit or credit card.  
**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

**When can payments be made ?**  
 Payments must reach CoJ on or before the due date.

**Change of Address**  
 This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

**Terminating Electricity and Water.**  
 This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.





*Consolidation diagram*

SHEET 2 OF 2 SHEETS

SG No.

9020/2001

Approved

*J. D. Shires*  
11.12.2001

for  
SURVEYOR-  
GENERAL

COMPONENTS (Continued)

5. The figure v, w, y, x, v represents Stand 278, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 2409/1922, T 662/1922
6. The figure t, u, w, v, t represents Stand 279, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 14275/1919, T 5126/1919
7. The figure s, B, u, t, s represents Stand 280, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 1344/1927, T 3978/1927
8. The figure d, e, g, f, d represents Stand 281, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924, T 3562/1924
9. The figure f, g, j, h, E, f represents Stand 282, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924 T 3562/1924
10. The figure k, l, q, p, n, m, k represents Stand 283, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924, T 3562/1924
11. The figure p, q, j, r, p represents Stand 284, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924, T 3562/1924
12. The figure A, a, c, b, A represents Stand 398, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10278/1924 T 3562/1924
13. The figure b, c, e, d, b represents Stand 399, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924 T 3562/1924
14. The figure h, j, l, k, h represents Stand 508, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924, T 3562/1924
15. The figure m, n, r, D, m represents Stand 509, vide General Plan S.G. No. A 759/1903, Deed of Transfer No. 10279/1924, T 3562/1924
16. The figure a, s, f, j, s represents Stand 529, vide Diagram S.G. No. A 2754/1947, Deed of Transfer No. 1950/1948, T 568/1948

Stand in the township of OPHIRTON

Compiled in October 2001

*S. D. Shires*  
by me S.D. Shires  
Professional Land Surveyor PLS 0782

39-103.022











## AREA INFORMATION

### Area Description

Ophirton is an established small industrial area. It is situated South-West of Johannesburg CBD close to the M1 and M2 Freeways. Some of the neighboring suburbs to Ophirton are Selby, Booysens and Reuven.

### Amenities

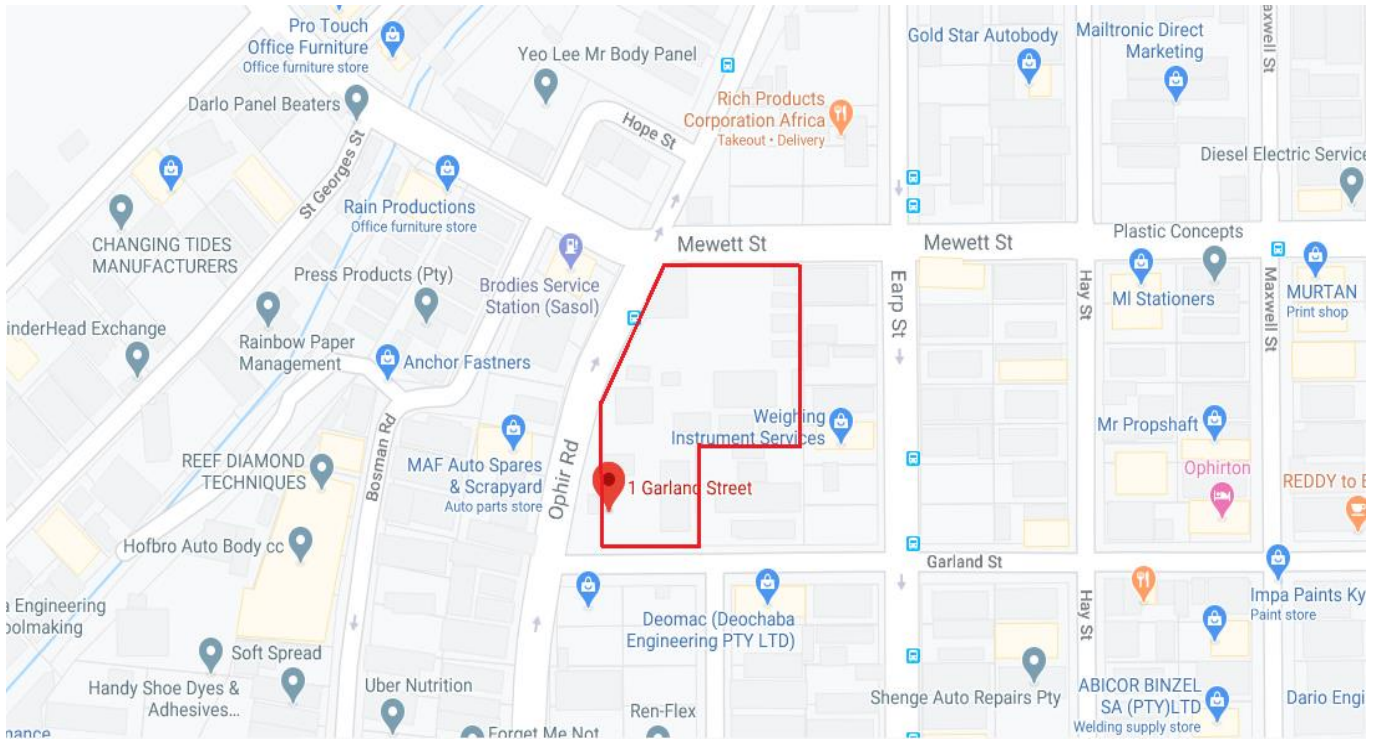
Amenity	Type	Distance (km)
 Brodies Service Station Exel	FillingStation	0.08 km
 Total - Booysens	FillingStation	0.83 km
Engen Webber Motors	FillingStation	1.11 km
 Gautrain Parking	ParkingArea	4.05 km
Gautrain Johannesburg Station	RailwayStation	3.40 km
Fordsburg Clinic	Hospital/Clinic	1.63 km
 Raza Clinic	Hospital/Clinic	2.12 km
Derma Laser Clinic	Hospital/Clinic	2.50 km
Saps - Booysens	PoliceStation	1.19 km
 SAPS - Johannesburg Central	PoliceStation	1.93 km
Police Saps - Bank City	PoliceStation	2.07 km
Khula-Nolwazi Primary School	PrimarySchool	1.29 km
 Doctor at Moreosele Secondary School	SecondarySchool	1.12 km
Johannesburg Polytech Institute	SecondarySchool	1.24 km
China Commodity City	ShoppingCentre	0.89 km
 China Shopping Centre	ShoppingCentre	1.05 km
Everbest Mall	ShoppingCentre	1.44 km
Greenlane College	TertiaryInstitution	2.09 km
 Artshub Institute	TertiaryInstitution	2.40 km
Isibane Graduate College	TertiaryInstitution	2.54 km





# PROPERTY MAPS

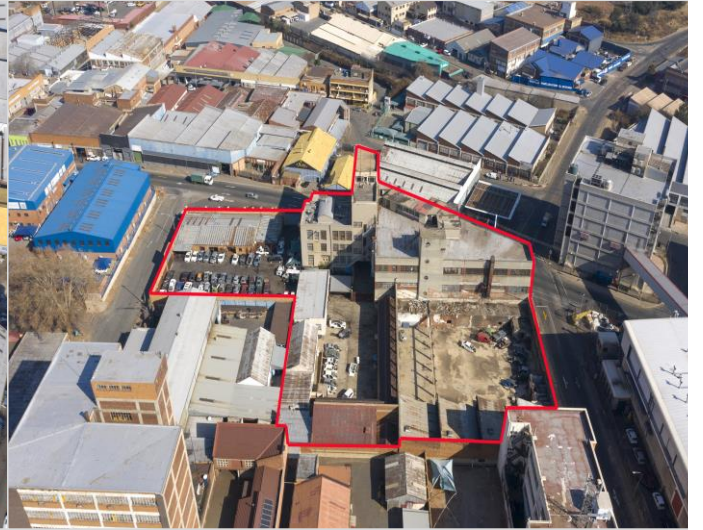
## Map



## Satellite



**PROPERTY PHOTOS**



# PROPERTY PHOTOS



**PROPERTY PHOTOS**



## CONTACT DETAILS

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### Property Broker

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# OUR PREFERRED PARTNERS



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