

## ON AUCTION

### RETIREMENT/BUSINESS CLOSURE INSTRUCTION

**±516 SQM Property, Dental Practice  
Equipment – Westdene,  
Bloemfontein, FS**  
**OPEN TO OFFERS**

131A Zastron Street, Westdene, Bloemfontein



AUCTION DATE

Friday, 12 April 2024 12:00



AUCTION VENUE

131 A Zastron Street, Westdene, Bloemfontein  
GPS: <https://maps.app.goo.gl/NjsisPXVBDdK8L5w6>  
Online @ [www.saauctiongroup.co.za](http://www.saauctiongroup.co.za)



VIEWING

Wednesday, 27 March 2024 from 10h00 -15h00  
Tuesday, 9 April 2024 from 10h00 - 15h00



INFORMATION

Rudi Herbst: 082 695 6658  
Gawie Pretorius: 076 048 9235



REGISTRATION

<https://www.saauctiongroup.co.za/Auctions/3770/dental-practice-property-online-on-site-aucti>

[www.saauctiongroup.co.za](http://www.saauctiongroup.co.za)

## PROPERTY INFORMATION

Registered Details:	131A Zastron Street, Westdene, Bloemfontein
Property Type:	Commercial
Erf Number:	56
Portion Number:	1
Suburb & City:	Westdene, Bloemfontein
Deeds Office:	Bloemfontein
Title Deed No:	T4827/1995
Zoning:	Commercial
ERF Size:	± 516 SQM
Improvement Size:	± 157 SQM
Co-ordinates:	-29.111424 / 26.210527
Rates & Taxes:	±R2826.58 per month
Sanitation:	±R595.70 per month
Refuse:	±R421.96 per month
Electricity:	Prepaid (depending on usage)

*\*\*\*Please note should there be any arears on the accounts they will be for the account of seller*

## Description of Improvements

The subject property is situated at 131A Zastron Street, Westdene, Bloemfontein

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This auction offers investors the opportunity to acquire the following:

- The entire Dental Practice Equipment & Furniture
- The building with all improvements
- Only personal items will be excluded from this auction.

Erf Size: ±516 SQM

Improvements: ±157 SQM

The premises is very neat! Well fenced property with electric motor gate. Visitors gate with intercom system to control access to the property. 2 Outside Parking's, 2 Inside Parking's and 4 Parking's at the back of the building under a car port for owners.

The property is equipped with two backup generators 7.5Kva & 6.5Kva respectively. The property is also equipped with a Wendy house (3m x2.5m) for additional storage. The outside is neatly paved, with established garden. The outside of the building is neatly painted and in very good condition.

The inside of the premises boasts the following:

- Reception Area (with reception desk), waiting area, admin, filing and storage area
- 7 Air-conditioning units are installed throughout the practice
- Carpets, tiles & vinyl floors
- Kitchen with a pause area
- Ladies Bathroom (Toilet, Basin & Extractor Fan)
- Gents Bathroom (Shower, Toilet, Basin & Crib)
- Dental Laboratory with Equipment
- Dental Sterilizing Room with Storage Area
- X Ray Room
- 2 Dental Surgical Rooms + Equipment
- Consultation Room
- Property is equipped with fire extinguishers
- Special Water tank with high pressure pump for Dental Chairs water
- Blinds in front of windows.

Viewing by appointment

Property located in very well-known business district of Westdene.



Property Photographs



Property Photographs



Property Photographs

