

ON AUCTION
COMMERCIAL INSTRUCTION

**±1980 SQM Residential Business
Property – Houghton Estate,
Johannesburg**

ONLINE AUCTION

37 St. Peter Road, Houghton Estate, Johannesburg



Galaxy A32



AUCTION DATE

Wednesday, 14 February 2024 12:00



AUCTION VENUE

37 St, Peter Road, Houghton Estate, Johannesburg.
GPS: <https://maps.app.goo.gl/zhF9DwvNZkThJv6U6>
Online @ www.saauctiongroup.co.za



VIEWING

By Appointment



INFORMATION

Jacques le Roux: 082 903 5453
Jaco Koster: 084 410 7000



REGISTRATION

<https://www.saauctiongroup.co.za/Auctions/3763/investment-property-online-auction---houghton>

www.saauctiongroup.co.za

PROPERTY INFORMATION

Registered Details:	Erf 1055 Portion 0; ±495 SQM Erf 1054 Portion 0: ±495 SQM Erf 922 Portion 0: ±495 SQM Erf 921 Portion 0; ±495 SQM
Property Type:	Residential Office
Erf Number:	1055,1054,922 & 921
Portion Number:	0
Suburb & City:	Houghton Estate
Address:	37 St Peter Road, Houghton Estate
Deeds Office:	Johannesburg
Title Deed No:	T10055/1996
Zoning:	Residential
Property Size:	± 1980 SQM
Co-ordinates:	-26.172960 / 28.073145
Rates:	±R3000 p/m
Water:	±R500p/m (depending on usage)
Electricity:	±R2000 p/m (depending on usage)

****Please note should there be any arrears on the accounts they will be for the account of Seller*

ADMIN OFFICE TEL: 051 445 2031

Clear Creek Trading 66 (PTY) LTD T/a SA Auction Group | Reg. No: 2008/330218/07 | VAT No: 4880244928 | Directors: R. Herbst | J.G Le Roux | M.D. Swemmer
8 Carolina Smallholdings | Old Kimberley Road | Bainsvlei, Bloemfontein



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Description of Improvements

The subject property is situated at 37 St, Peter Road, Houghton Estate, Johannesburg.

GPS: <https://maps.app.goo.gl/zhF9DwvNZkThJv6U6>

The subject property is a Residential office.

Improvements: ± 530 SQM

Erf Size: ±1980 SQM

DESCRIPTION OF THE PROPERTY

- Total size: ±1980 SQM
- Property is used as an office premises
- Property consists of 4 Erf numbers on 1 premise (±495 SQM each)

IMPROVEMENTS

- 4 Office Rooms
- 1 Board room
- 1 Kitchen
- 1 Laundry Room
- 3 Bathrooms
- 5 Storage Rooms (3 Rooms Outside Under Building)
- 1 Reception Area
- 1 Open Plan Area

NOTES REGARDING THE HOUSE

- Kitchen needs an update
- Interior of house is in fair to good condition; some areas have been refurbished and others not
- Camera system on property

OUTSIDE IMPROVEMENT

- Balcony with sliding doors on property
- Electric fence around property
- 2 x Entry gates on property
- At gate 1 there is carport for 1 car
- At gate 2 there is shade carport for 4 cars
- Gate 1 is fully paved

GENERAL NOTES

- Property overall requires attention and general repairs

ACCOUNTS:

- Monthly rates and taxes: ± R 3 000.00
- Electricity: ± R 2 000.00
- Water: Depending on usage ±R 500.00

Ideal investment property opportunity!



*** Above illustration indicated the 4 erven on one premise. Total size of ± 1980 SQM with each portion being ± 495 SQM each.

Property Photographs



Property Photographs



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Property Photographs



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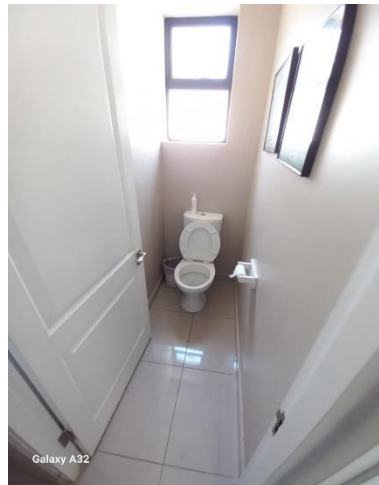
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Auction Guidelines

Registrations:	Bidders can register prior to the auction or on auction day. A copy of you ID and proof of address for FICA compliance is required. The property is sold "Voetstoots". The auction is not subject to finance, unless pre-approved.
Refundable Registration Deposit:	R20,000
Deposit:	15% deposit payable on the highest bid
Confirmation period:	7 Business days
Buyer's commission:	10% + VAT
Guarantees period:	Balance of the purchase price payable within 45 days after confirmation of sale
VAT / Transfer duties:	VAT

Upon signature, all buyers will have acknowledged and accepted the Terms & Conditions as set out in the Auction Terms & Conditions:

[Click here to view Conditions of Sale for the Property:](#)