

MENLO PARK

Residential Property



321 Brooks Street, Menlo Park, Pretoria

Auction Date: Tuesday, 25 July 2017

Auction Time: 10h30

Viewing: By appointment & 60 minutes before auction

Auction Venue: 321 Brooks Street, Menlo Park, Pretoria

Contact: Marchell le Roux 084 279 1829 | 011 237 4444

Email: marchell@aucor.com

**LIQUIDATION
MATTER**

Terms & Conditions

R 5 000 refundable deposit, by discretion of Auctioneer (strictly credit card or cash transfer only). Bidders must provide original proof of identity and residence on registration. No cash will be accepted at the auction. No exceptions. All bids are exclusive of VAT. Aucor Property may bid up to reserve on behalf of the sellers. Subject to change without notification. **Auctioneer: Marchell le Roux**

Terms and Conditions

If you are the Successful bidder, the following is applicable:

- 30 Business Day Guarantee Period from confirmation of sale by the Seller
- 10% Occupational Interest per annum on balance of the purchase price – if applicable
- Possession & occupation of property on registration of transfer
- Electrical (including electric fencing), woodborer and gas compliance for the **Purchaser's** account, if applicable

Auction Information

Deposit	11,84% of bid price payable by The Purchaser on the fall of the hammer
Confirmation period	21 Business Days from date of Purchaser's signature

Property Information

Property Address	321 Brooks Street, Menlo Park, Pretoria
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Title Deed Information

Title Deed Number	T80684/2014
Title Deed Description	Erf 890 Menlo Park
Registered Land Size	1 018 m ²

Municipal Information

The subject property is situated within the boundaries of the City of Tshwane Metropolitan Municipality.

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither AUCOR (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of AUCOR (Pty) Ltd or the Sellers or any other person.

Property Information

Zoning

Residential 1

Property Details

The property has been improved with a brick and plastered structure with a corrugated iron roof and aluminum windows as a single storey immovable property with the follows:

- Reception Area with Large Open Area
- Small Board Room
- Store Room
- Library
- Kitchen
- 2 x Guest Toilets
- Bathroom with Shower
- Outside building consisting of 1 (One) Room and a bathroom
- Shade Netting for Vehicles

Leases

The property is currently vacant.

Seller VAT Status

The Seller's Vat status as vendor will be confirmed at the auction and whether VAT or transfer duty is payable.

Expenses

Current rates are R 997-96 per month.

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Locality Map



GPS co-ordinates for the site are as follows: -25.762135 / 28.248275

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Images



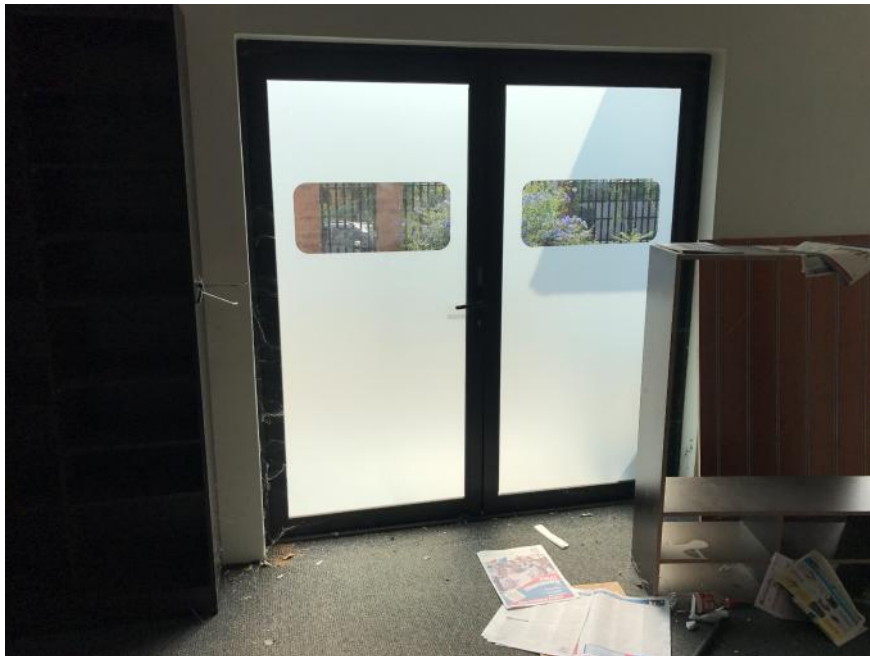
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