



PROPERTY FOR SALE

Retail Centre & Rental Units – Giyani

Gross Annual Income: R 406 320

GLA: ± 644m²

Erf 1587 GIYANI-E GREATER GIYANI LOCAL MUNICIPALITY LIMPOPO.

LIQUIDATION

Cawell Mthombeni Consultants CC (in Liquidation) – Master's Ref: T183/2025



WH Auctioneers Properties (PTY)

Ltd

578 16th Road, Randjespark,

Midrand

Tel: 0115745700

Registered Firm – (Certificate

Number 2023119384)

Contact for further info:

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Lebogang Sekhitla

Cell: 083 377 9880

Email: lebogangs@wh.co.za

(Candidate Property Practitioner-20237761635)



1. GENERAL

Property Address:

https://www.google.com/maps/place/23%C2%B017'52.6%22S+30%C2%B042'36.8%22E/@-23.297946,30.7076421,656m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-23.297946!4d30.710217?entry=tu&g_ep=EgoyMDI1MDIyNi4xIKXMDS0ASAFQAw%3D%3D

Erf & Suburb & City: Erf 1587 GIYANI-E GREATER GIYANI LOCAL MUNICIPALITY LIMPOPO.

TITLE DEED INFORMATION

Title Deed No: TG36490/2015PTA

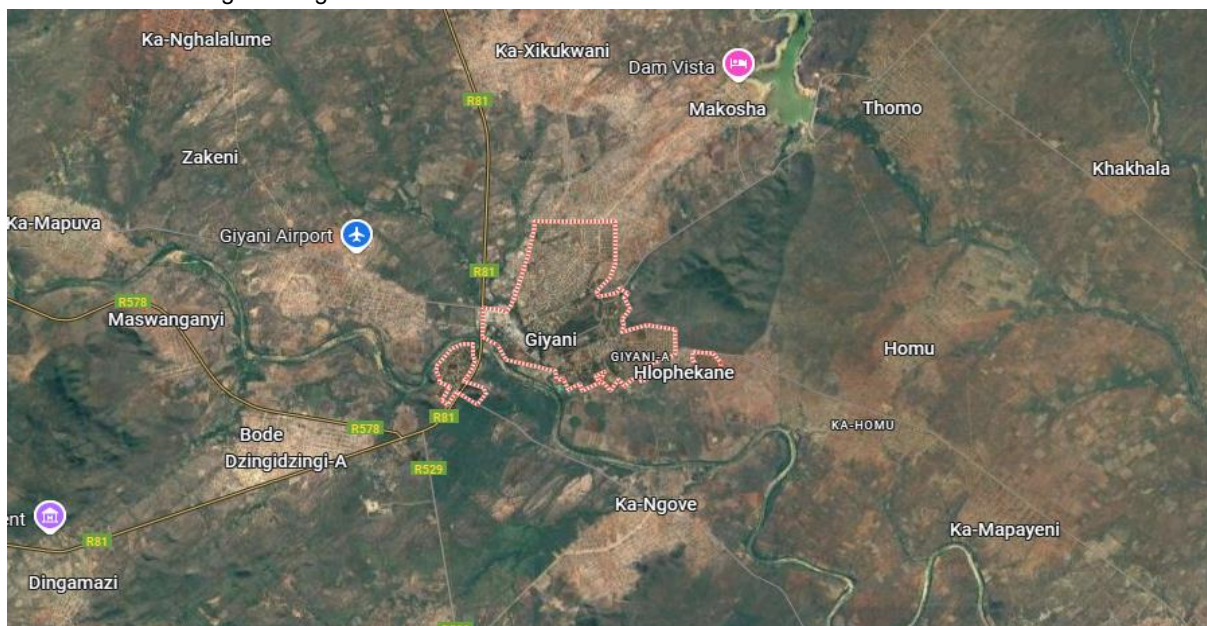
Section Size: 1054m²

Zoning: Commercial

2. LOCALITY

Giyani, the administrative capital of Mopani District in Limpopo, offers essential amenities and services, making it a central hub for surrounding villages. The town features modern shopping facilities such as Giyani Plaza and Masingita Mall, alongside government offices, hospitals, and schools. The area experiences a warm climate, with hot summers and mild winters, supporting a blend of urban and rural lifestyles.

The town has a well-structured road network, connecting it to major Limpopo routes and neighboring towns. Key facilities include Giyani Regional Hospital, primary and secondary schools, and recreational areas. The presence of the Nsami Dam provides water resources and leisure activities, while local markets and cultural sites reflect the town's rich Tsonga heritage.



The way auctions should be.

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Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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3. DESCRIPTION OF IMPROVEMENTS

The subject property is retail building in Giyani and consists of a retail strip and residential rental units. The main property measures 1054 m² and has an approximate Gross Lettable Area (GLA) of ± 643.57m². The property contains 6 retail stores and 7 rental residential units. The property is complemented with ample parking spaces.

Retail Strip consists of the following stores:

- Laundromat
- Hair Salon
- Internet Cafe
- Law Firm
- Water resellers
- Wifi Distributors

Rental Units

It is assumed that the building behind the retail strip consists of 7 1 bedroom 1-bathroom rental units access to these units was not granted thus the state of the units cannot be determined.

We were unable to gain access to the residential units thus the condition and state is unknown.

Conditions:

The property is in good condition.

Occupancy

The property is currently fully occupied.

Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.

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4. FINANCIAL INFORMATION

Shop No.	COMPANY NAME:	Rental Amount:
1	M.T.E Laundry	R3 500.00
2	JK Beauty Parlour	R3 500.00
3	Copy Shop	R3 500.00
4	Amukelani. C Chauke Attorneys (Office No. 4)	R3 500.00
5	Aqua Chill Water	R3 500.00
6	Letaba Networks Communications	R4 260.00
House/ Rooms at the back	Masenyani Executive Apartments	R12 100.00

As per information received from the liquidators, The income being received on the property is approximately R33 680 per month as per the rent role above.

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5. ARIEL PHOTOGRAPHS



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5. SITE PHOTOGRAPHS



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6. MUNICIPAL ACCOUNTS



GREATER GIYANI LOCAL MUNICIPALITY

To: Mr / Mrs / Miss / Dr / Prof / Adv

Mthombeni
P.O.BOX 2778
Giyani

0826

Greater Giyani Local Municipality

TAX INVOICE / STATEMENT

VAT REG. No: 4830196244
Postal Address: Private Bag X9559
Giyani
0826

Telephone
0158115500
Fax
0158122068
Email
nkanyanivm@greatergiyani.gov.za

Invoice No: INV306800 2025/04/10

Month :	March 2025
Statement Date:	10 April 2025
Due Date:	10 May 2025
Account No :	



306800

VAT REG. No.

306800

Stand No/ERF Nr	1587 Ptn 0 Zone E	Suburb	Zone E
Land Area/SQM		Scheme Name	
Market Value	2'200'000	Category	Households: Non-indigents - Municipal Licensed A
Deposit	R	Stand No	1587

Date	Description	VAT	Levy Amount	Credit	Balance
2025/03/01	Balance Brought Forward		556'597.61		556'597.61
2025/03/31	Water Commercial-W11	16.35	125.35		556'722.96
2025/03/31	Sewerage Commercial-W11 - Units 1	29.40	225.40		556'948.36
2025/03/31	Refuse Commercial Medium-W11 - Units 1	187.05	1'434.05		558'382.41
2025/03/31	Interest: 2025-03-31		4'619.77		563'002.18
2025/03/31	Property Rates Commercial-11		6'433.17		569'435.35

VAT TOTAL 232.80

180 Days	160 Days	120 Days	90 Days	60 Days	30 Days	Current	Amount Due
506'294.76	12'420.22	12'523.32	12'627.25	12'732.06	12'837.74	0.00	569'435.35

Dear Customer:

Receipt is only valid if printed by an official cash receipting machine.

Kindly submit readings to: shisaneg@greatergiyani.gov.za.

To receive your statement through email, please send information to nombelavt@greatergiyani.gov.za.

Indigent status are renewed on an annual basis between February to June each municipal financial year.

Interest and Collection Fees on arrear Rates will be calculated at the standard rate in terms of the Municipal Rates Act 6/2004 and the rates policy. A portion of a month is deemed to be a full month.

For Account queries, kindly contact our Municipal Office on 0158115500 or email to nkanyanivm@greatergiyani.gov.za. Any errors or omissions will be rectified accordingly.

Reference : 306800
Greater Giyani Local Municipality
Account Number : 4077 078 193
Branch Code: 630-367
Account Type : Current



AMOUNT DUE

R569'435.35

Payments up to : 10 April 2025

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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**ADDITIONAL INFORMATION**

The retail part of the property is in good condition. We were unable to gain access to the residential units thus the condition and state is unknown. THE PROPERTY IS SOLD VOETSTOETS

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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