



AUCTIONEERS

PROPERTY AUCTION

Large Food Processing & Cold Storage Facility

Malmesbury, Western Cape

2,7MVA Power Availability, Easy Access to N7

GLA: ±3 927m²

Erf Size: 9 780m²

12 Abattoir Street | Westbank Malmesbury Western Cape

Erf 4380 Malmesbury | Malmesbury Mun | Western Cape

CORPORATE DISPOSAL - RELOCATION



Bid Live On-Site & Online Via Webcast

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm – (Certificate Number

2023119384)

www.whauctions.com

Auction Date:

Tuesday, 21 October 2025 @ 11:00

Auction Venue:

**12 Abattoir Street Westbank Malmesbury & Online
Webcast Live Bidding on www.whauctions.com**

Contact for further info:

Zain Teegler

(FFC Number: 20227142518)

Cell: 067 402 4549

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Rob Shaff

(Property Practitioner 202401076766232)

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Daniel Pelkowitz

(Property Practitioner FFC Number - 2023332288)

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Email: danielp@wh.co.za



1. GUIDELINE FOR THE AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: Tuesday, 21 October 2025 @ 11:00 ON Site - 12 Abattoir Street Westbank Malmesbury and Online via webcast – www.whauctions.com

Registration: Bidders can register at any time prior to auction on On-Site and on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R50 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number. Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit: 16.9% of hammer price

Confirmation period: 14 business days.

Balance of the purchase price payable within 21 Business Days after confirmation of sale.

The bid price excludes the buyer's premium of **6% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder. The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

A deposit of 16.9% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT plus a 10% deposit on the purchase price of the Property. The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Zain Teegler: 067 402 4549

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16.9% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

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

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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HOW TO BID ONLINE

HOW TO BID ON WEBCAST

Webcast Auctions at www.whauctions.com

- 1 Create your free account in minutes (once-off). Follow the email link to activate it.
- 2 Login & go to the auction you want to bid on.
- 3 Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4 Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5 If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.



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BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

Pre-bidding phase. This is before the live auction closing.

Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.

During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneer's asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.

**BID!
NOW!**
REGISTER ONLINE

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2. GENERAL

Property Address: 12 Abattoir Street Westbank Malmesbury
 Erf, Suburb & City: Erf 4380 Malmesbury Western Cape

3. TITLE DEED INFORMATION

Deeds Office: Swartland
 Title Deed: T55252/2019
 Owner: O'Kin Pty Ltd
 Erf Size: 9 780m²
 Usage: Industrial

4. LOCALITY

Malmesbury is a town of approximately 36,000 inhabitants in the Western Cape province of South Africa, about 65 km north of Cape Town. The town is the largest in the Swartland which took its name from the renosterbos, an indigenous plant that turns black in the warm, dry summers.



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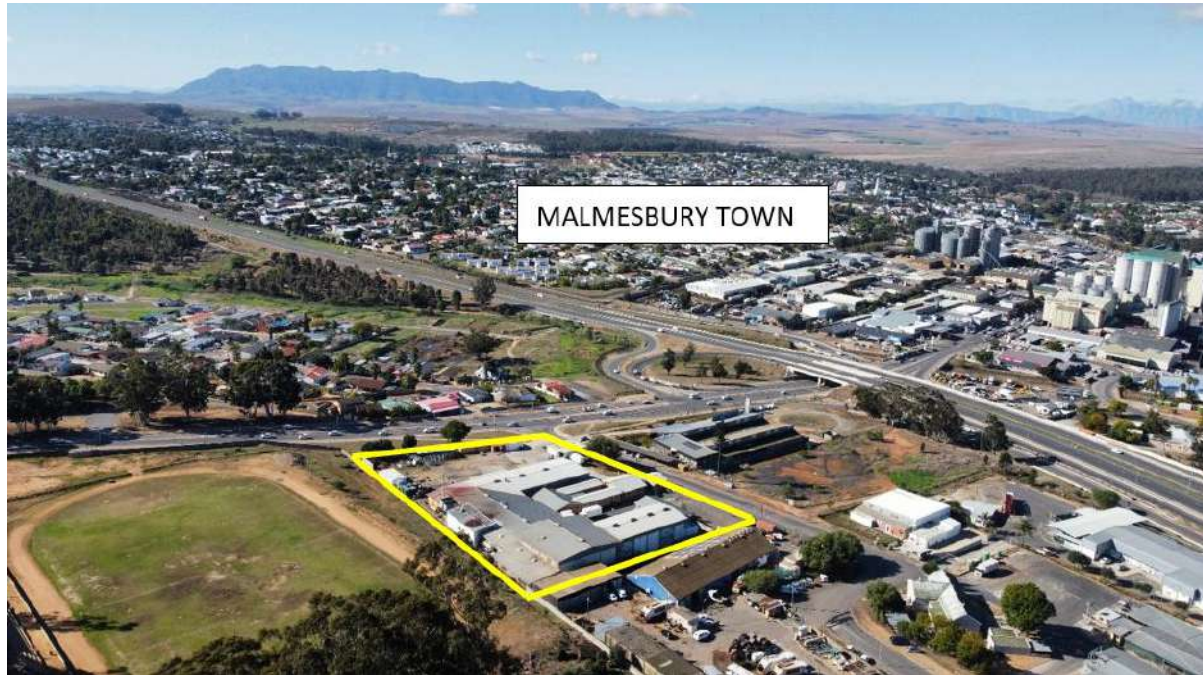
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5. DESCRIPTION OF IMPROVEMENTS

The subject property is situated in Malmesbury and is a food processing plant.

The good receiving is at one end of the U-shaped factory and goes through a series of ammonia cold rooms and blast chillers that run from -10°C to 1,5°C, depending on the requirements for the product.

The property has a lower, single storey height from floor to ceiling on the north and western wings of the building, and double volume floor to ceiling height on the Southern wing. This is the despatch section of the property. The building is built to specification for the food industry, and includes built in scales at various points, as well as a single despatch loading door.

In the centre of the property, there are offices, a canteen and ablutions, as well as a general admin block, main admin block and guardhouse.

The property includes working compressors, air compressors, a condenser tower, a boiler, an ammonia tank and several chiller rooms, several smokers, as well as 3 blast chiller chambers. The property has a mini-substation and can operate up to 2 700KVA of power.

It also has a large, paved yard to the Northern side of the property, which measures approximately 3 000m² in extent.

The breakdown is as follows:

Parameters:

Erf Size: 9 780m²

Gross Lettable Area: 3 927m²

GLA Breakdown:

Factory: 2610m²

Workshop: 220m²

Boiler: 115m²

Refrigeration: 140m²

Main Admin: 185m²

General Admin: 150m²

Store: 65m²

Canteen: 180m²

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Men's Toilet: 105m²

Ladies Toilet: 85m²

Guard Hut: 72m²

Carport: 80m²

Additional Property Aspects

- 10x Freezer Containers/ Blast Chillers
- Blast Chillers
- Container Area
- 2700KVA of Power

Condition

The property appears to be in a good condition and requires routine and general maintenance.

A structural survey of the building 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. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the Seller nor the Auctioneer warrant vacant occupation.

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6. SITE PHOTOGRAPHS



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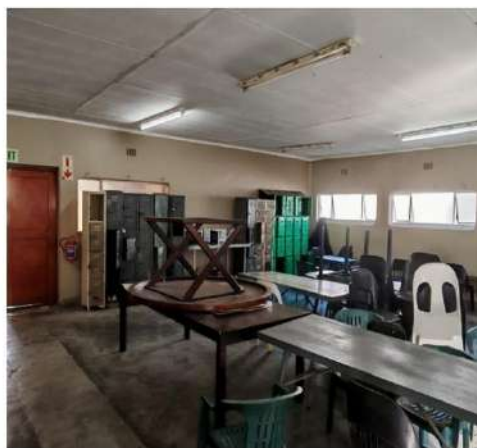
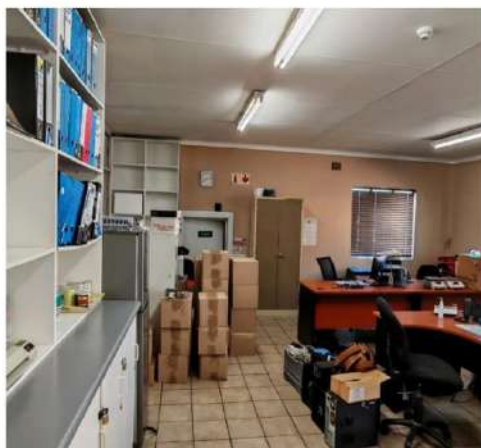
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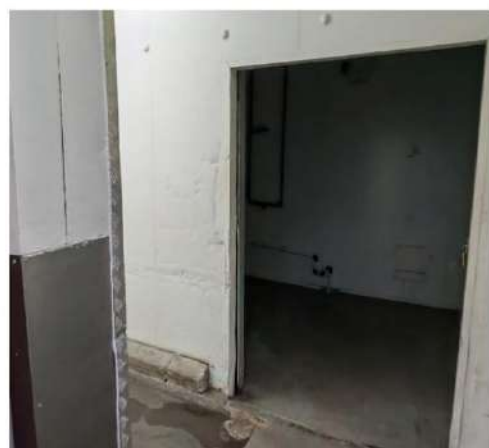
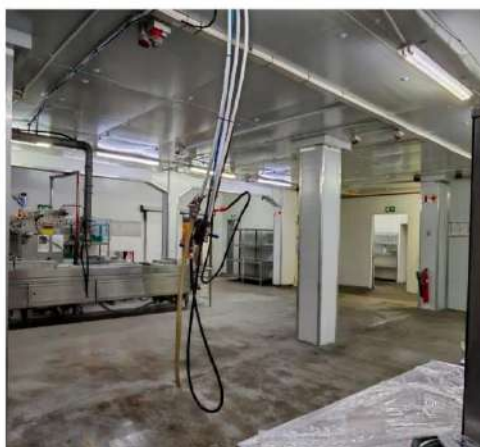
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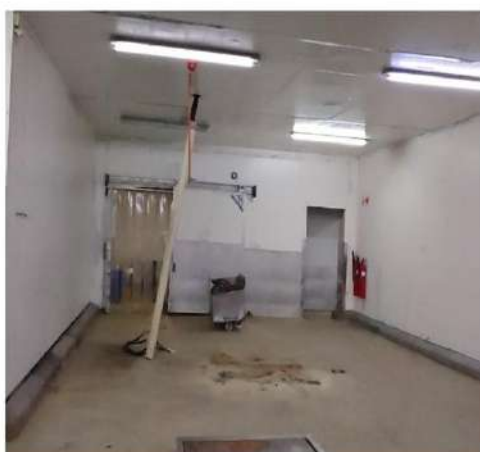
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8. MUNICIPAL ACCOUNT

Swartland Municipality
Private Bag X52
Malmesbury
7299



SWARTLAND
MUNISIPALITEIT/RAASPALAMUNICIPALITY

ACCOUNT NUMBER
1-01-04380-004-1

VALUATION 11750000	ERP PLOT NO 104380000	DEPOSIT	LAST RECEIPT 31/08/25	ACCOUNT DATE 31/08/25
	AREA 9780	STREET ADDRESS 0 ABBATTOIR STREET *MEAT		
VAT NO 4100222399	WARD 8	SUBURB MALMESBURY		

O'KIN (PTY) LTD
PO BOX 662

MALMESBURY
7299

OUR VAT Reg No: 4810193411

TAX INVOICE MONTHLY ACCOUNT

101043800041-08-25

DATE	REFERENCE	DETAIL	WATER QUOTA	VAT	AMOUNT
27/08/25	z/754338B87	BALANCE BROUGHT FORWARD			110,822.80
31/08/25	ROUNDING	RECEIPT			-110,822.80
31/08/25	21060016K	STATEMENT ROUNDING			-0.05
		WATER (09/07/2025-08/08/2025)		136.47	1,046.28
		4100 - 4067 - 33 K1 30 DAYS			
		01/07/2025 33.00 K1 @ 27.5700 - 909.81			
31/08/25	TAR: 1117 21060016G	WATER (09/07/2025-08/08/2025)		78.95	605.30
		8472 - 8458 - 14 K1 30 DAYS			
		01/07/2025 14.00 K1 @ 27.5700 - 385.98			
31/08/25	TAR: 1117 KVA	NETWORK CHARGES:			-140.37
		ELECTRICITY (01/07/2025-01/08/2025)		2,064.09	15,824.71
		38.19 - 89.27 - 38 KVA 31 DAYS			
		01/07/2025 38.19 KVA @ 360.3200 - 13760.62			
31/08/25	TAR: 1352 08340047P	ELECTRICITY (01/07/2025-01/08/2025)		1,419.20	10,880.56
		5786428.8 - 5785088 - 1341 KWH 31 DAYS			
		01/07/2025 1340.80 KWH @ 7.0565 - 9461.36			
31/08/25	TAR: 1356 08340047S	ELECTRICITY (01/07/2025-01/08/2025)		1,062.92	8,149.06
		14764953 - 14761638 - 3315 KWH 31 DAYS			
		01/07/2025 3315.00 KWH @ 2.1376 - 7086.14			
31/08/25	TAR: 1357 08340047A	ELECTRICITY (01/07/2025-01/08/2025)		778.51	5,968.60
		15279330.2 - 15274858.3 - 4472 KWH 31 DAYS			
		01/07/2025 4471.90 KWH @ 1.1606 - 5190.09			
31/08/25	TAR: 1358 VK	ELECTRICITY (01/07/2025-01/08/2025)		418.88	3,211.46
		0 - 0 - 0 AMP 31 DAYS			
31/08/25	TAR: 1351 1611	NETWORK CHARGES:			-2792.58
31/08/25	1521	REFUSE		182.61	1,400.01
31/08/25	1523	SEWERAGE		46.82	358.96
31/08/25	INSTALL	SEWERAGE		95.06	728.81
31/08/25	INSTALL	RATES INSTALL			9,178.70
31/08/25	INSTALL	Payable Adj Rates			-9,178.70
31/08/25	INSTALL	Future Rates			9,178.70
VAT Registration number: 4100222399			TOTAL VAT:	6,283.51	
SUMMARY	0.00	LEGAL SUITE	0.00	AGREEMENTS	0.00
APPEARS	0.00	CURRENT	57,352.40	PAY ON OR BEFORE	30/09/2025
			AMOUNT DUE	57,352.40	

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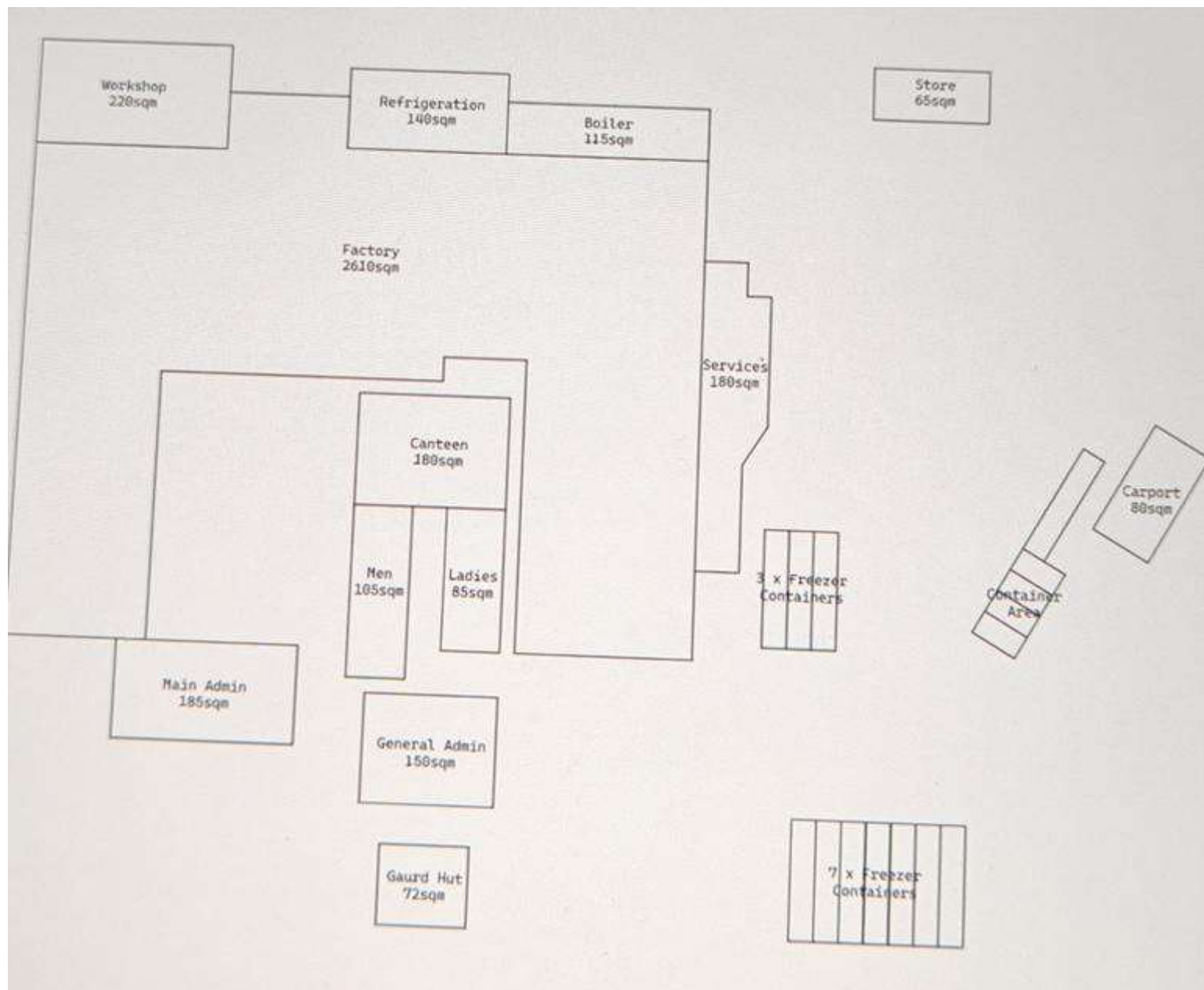
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The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied. Registered with the PPRA.



10. CONDITION REPORT

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	

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

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ADDITIONAL INFORMATION

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. Neither the Seller nor the Auctioneer warrant vacant occupation.

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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