



AUCTIONEERS

SALE PACK

Filling Station & Retail Centre – Giyani, Limpopo

Filling Station Currently a White Site (Ex BP & PnP)

15 Retail Shops with GLA of ± 2514m²

Liquidation

Duly appointed by the Liquidators of Caswell Mthombeni Consultants CC (In Provisional Liquidation) Master's Ref: T183/2025



WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

Contact for further info:

Lebogang Sekhitla • Cell: 083 377 9880 • Email: lebogangs@wh.co.za
(Candidate Property Practitioner)

Daniel Pelkowitz • Cell: 072 360 7510 • Email: danielp@wh.co.za
(Property Practitioner – Certificate Number 2023332288)



TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- Commission of 7% plus VAT payable by the PURCHASER
- 18,05% 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.
- Occupation, risk, and responsibility for all usage will pass to the Purchaser on date of Guarantees being Issued, or the full purchase price being paid – whichever comes first.
- Occupational interest of 1% of the bid price per month levied from date of occupation.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

A deposit of 18,05% is payable on submission of offers

For queries regarding the properties on auction contact:

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

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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1. GENERAL

Property Address: https://www.google.com/maps/place/23%C2%B017'23.4%22S+30%C2%B042'42.7%22E/@-23.28984,30.7112083,153m/data=!3m1!1e3!4m4!3m3!8m2!3d-23.28984!4d30.711852?entry=ttu&g_ep=EgoyMDI1MDIyNS4wLWkxMDSoASAFQAw%3D%3D

Erf & Suburb & City: Erf 571 Giyani-F, Limpopo

2. TITLE DEED INFORMATION

Title Deed No: TG100225/2016PTA

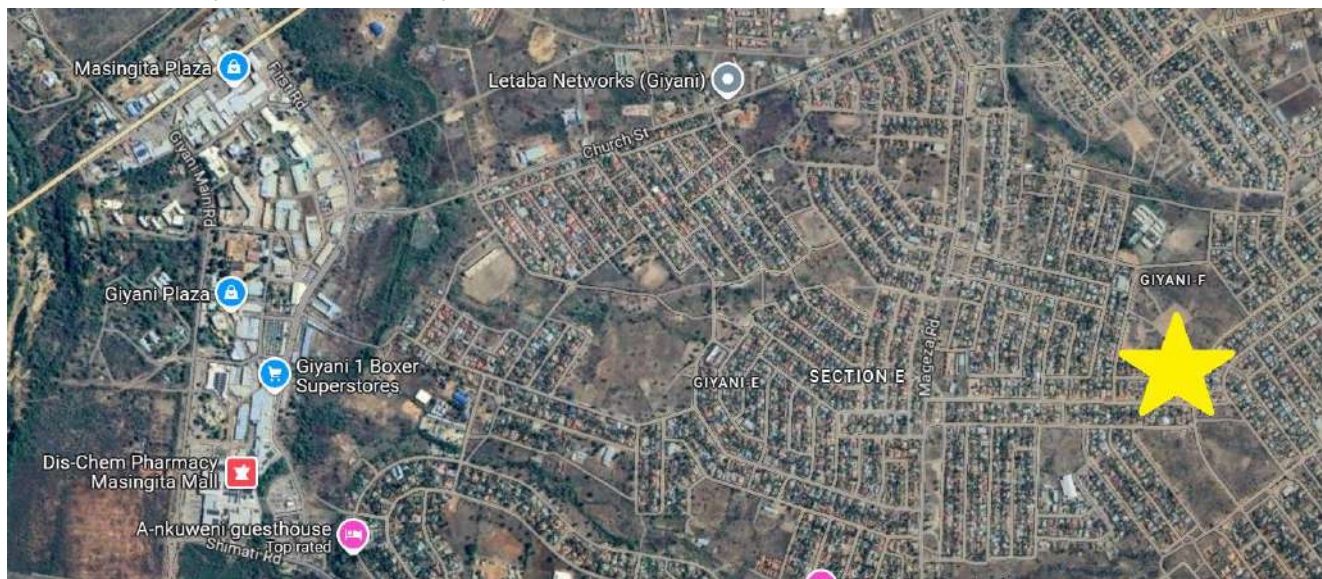
Erf Size: 4953m²

GLA: ±2514m²

Zoning: Commercial

3. LOCALITY

Giyani is a town situated in the north-eastern part of Limpopo Province, South Africa. It is the administrative capital of the Mopani District Municipality and a former capital of the defunct Gazankulu Bantustan. The city of Giyani is divided into seven sections: Section A, Section D1, Section D2, Section E, Section F, Kremetart, and Giyani CBD. The Giyani CBD is nicknamed Benstore, and this name is commonly used by residents of the region. Giyani is surrounded by a number of villages with rich Tsonga cultural activities, administered by the Greater Giyani Local Municipality.



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4. DESCRIPTION OF IMPROVEMENTS

The subject property consists of a rural retail shopping centre and filling station. The property is located in the Giyani-F. The erf measures 4953m² and the Gross Lettable Area (**GLA**) of the buildings measures approximately 2 460m² and there is ample open air parking available.

Petrol Station

- The filling station used to be a BP filling station with a Pick n' Pay Express Shop (now vacant) and a white site.
- The shop has a retail section including kitchen, café walk in freezers, ablutions, storage areas. The building measures approximately 330m².
- There is an ATM in the store
- 3 x pump stations with 6 x dispensing bays
- 1 x pump with 2 nozzles (remaining pumps were removed by BP)
- CCTV system in place
- Large Back-up Generator
- Backup water tanks
- External floors are concrete and paving

Summary of Tanks (according to owners on site)

- 2 x 46 000l subterranean Petrol Tanks (ULP 95)
- 2 x 46 000l subterranean Diesel 50 Tanks
- 1 x 23 000l Diesel Tank (above ground)

THE UNDERGROUND TANKS AND CANOPY ARE OWNED BY BP.

Retail Centre

The balance of the property is improved by a retail centre comprising 15 shops.

The buildings comprise a single storey L-Shaped structure with a pitched tiled roof.

The building is predominantly constructed on plastered brickwork with glazed shopfronts.

The Building is occupied in the majority by the following

- Ex - Usave (Shoprite) (Large vacant retail space)
- Butchery
- Pharmacy
- Hairdresser
- 2 x ATMs (ABSA & CAPITEC) – unsure if still active
- Doctor's rooms
- 3 x vacant shops

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Services

Water and electricity are available at the property.

Site Access and Security

Access is gained to the site from Baloyi Road.

Condition

The property appears to be in a fair condition but does require maintenance. Certain areas of the roof look a bit concerning and will need attention. The building also needs to be repainted.

NOTE INFORMATION AS RECEIVED DIRECTLY FROM BP

- The site last traded with BP in August 2023 (2022 average volume/month = 181kl; 2023 average volume = ~70kl)
- Shop traded until about December 2023 with average monthly turnover of circa R187k last recorded; R235k/month in 2022.
- BP left the site due to financial issues and other business risks identified in associating with the company in liquidation. Branding was removed in January 2025.
- Tank farm description (4 x BP Owned tanks): 2 x 46m³ ULP95 and 2 x 46m³ D50 & 3 BP-owned pumps at the site to dispense fuel.

Final note, BPSA is prepared to brand and trade the site (forecourt and shop) if it could be sold to a credible entity that is not associated with the current operator which is in liquidation

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. Neither WH nor the Seller warrant compliance with SPLUMA and this will be for the responsibility of the Purchaser should this be required by the local authority in order to pass transfer.

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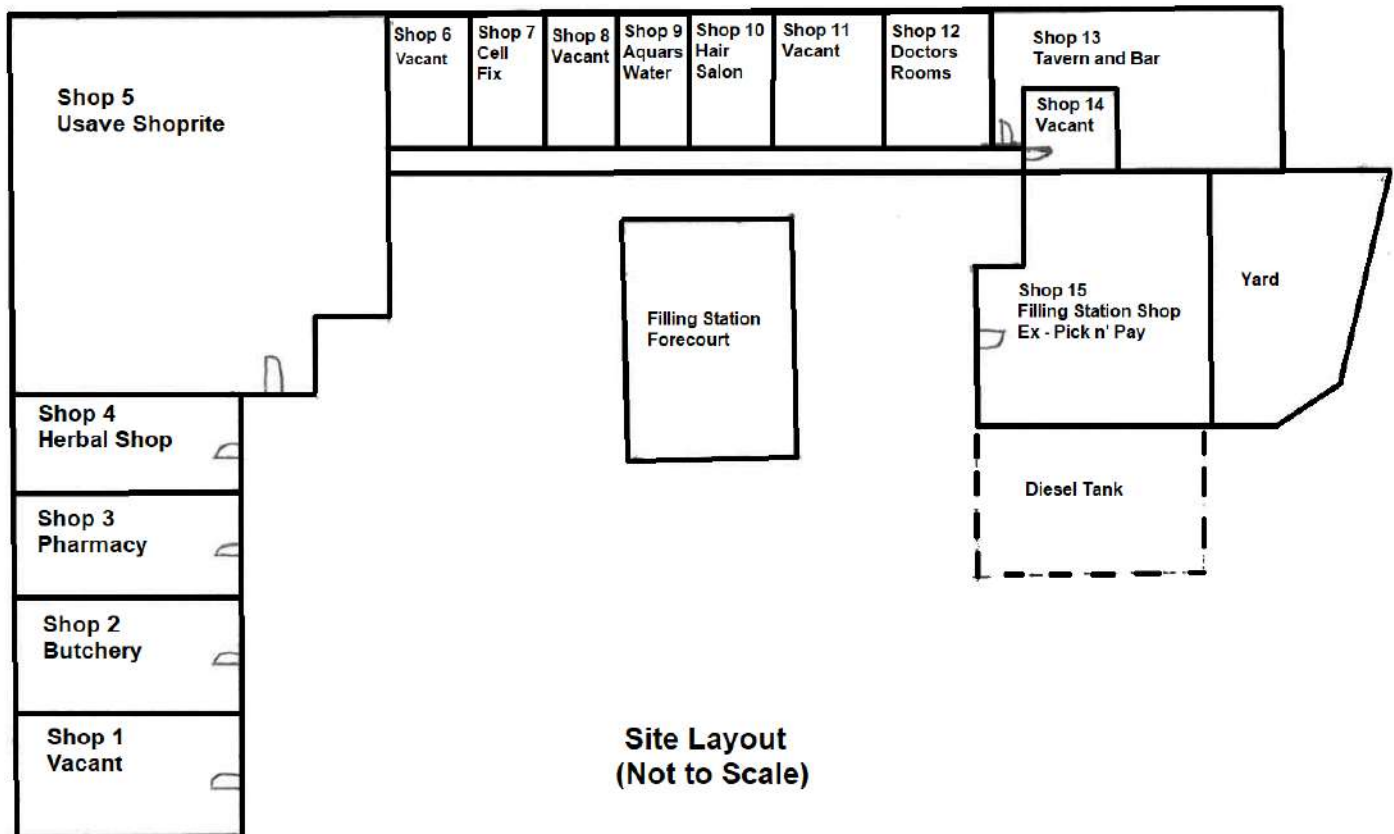
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5. SITE LAYOUT



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6. SITE LICENCE

 **energy**
Department:
Energy
REPUBLIC OF SOUTH AFRICA

DE 35

SITE LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT
CASWELL MTHOMBENI CONSULTANTS CC

ID/REGISTRATION NUMBER
2003/047368/23

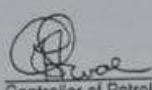
LICENCE NUMBER
S/2017/0088

Is a Site Licence holder in terms of the
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS
LPG USED FOR THE PROPULSION OF VEHICLES, PETROL, DIESEL

ADDRESS
**ERF NO 571 GIYANI
Cnr SECTION F and MAIN ROAD
GIYANI
LIMPOPO
0826**

26 January 2018
Date of Issue


Controller of Petroleum Products

(Please see conditions of licence on reverse side)

029622

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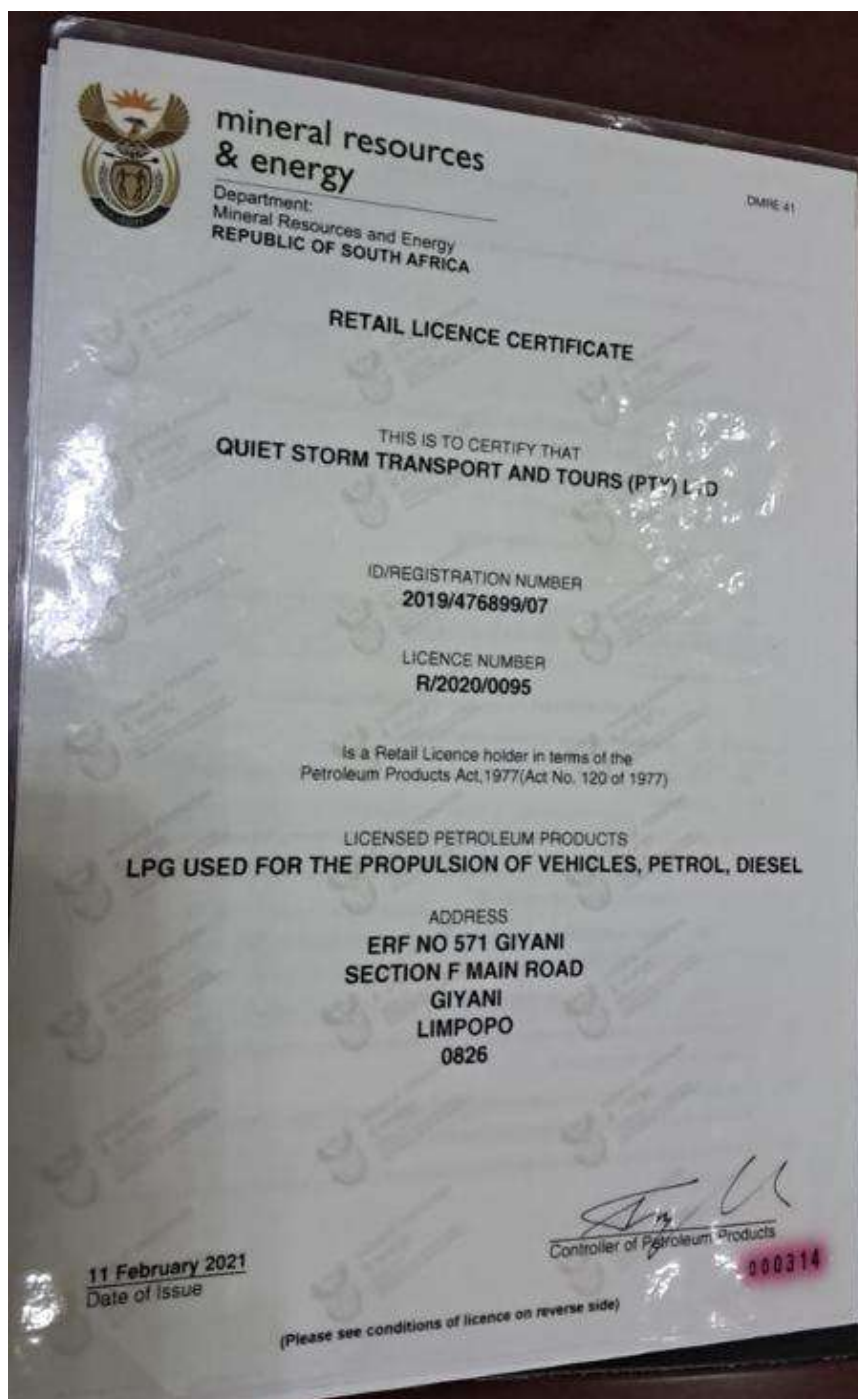
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7. RETAIL LICENCE



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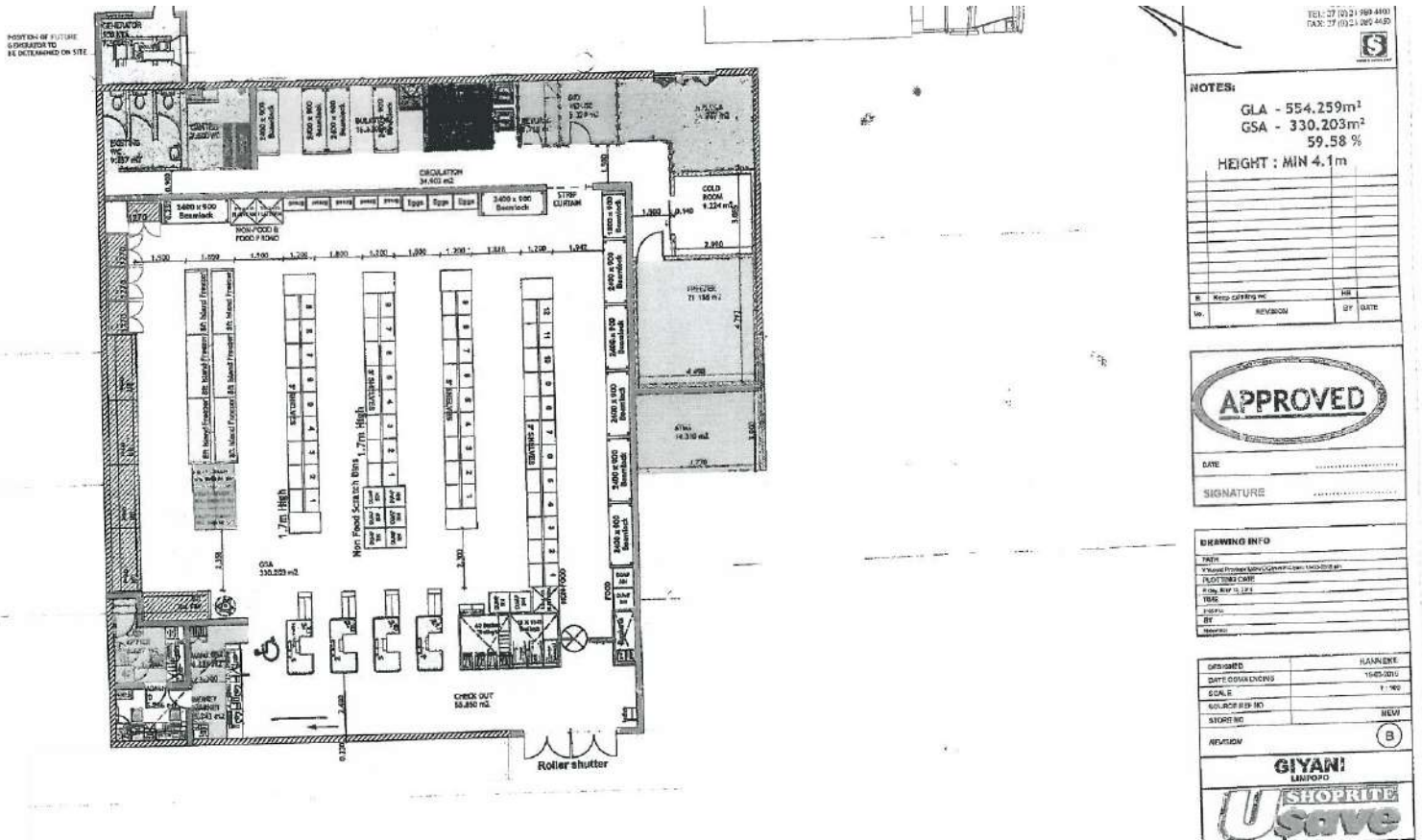
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8. USAVE LAYOUT



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9. FINANCIAL INFORMATION

In terms the filling station, BP have removed all of their pumps Literages are not available. Seeing as the owner currently only has 1 pump ad a 23000l Diesel Tank assumptions will be made.

Furthermore, despite requesting lease information from the tenants and the owners, only one lease has been received, that of Shoprite. Shoprite's rental per square metre is R62.92. the garage shop will be based on the same rental. Bearing in mind Shoprite is a national tenant, we feel a rental of R50/m2 for the smaller tenants will be more applicable as an assumption.

NOTE THE BELOW IS BASED ON ASSUMPTIONS – INFORMATION IS UNAVAIABLE. UPON MAKING AN OFFER. ALL PURCHASERS ACKNOWLEDGE THAT THE BELOW IS NOT CONFIRMED AND THEY WILL BE REQUIRED TO MAKE THEIR OWN INVESTIGATIONS.

SHOP	OCCUPANCY	TENANT	SIZE (ESTIMATE)	ESITMATED RENTAL (Ex VAT)
Shop 1	VACANT	VACANT	102,5m2	R 5 125,00
Shop 2	Occupied	My Meat Butchery	102,5m2	R 5 125,00
Shop 3	Occupied	Masara Pharmacy (Mr Chauke)	102,5m2	R 5 125,00
Shop 4	Occupied	Gamani Herbal Shop	102,5m2	R 5 125,00
Shop 5	VACANT	EX- USAVE (Shoprite)	554m2 (Per Lease)	R 34 802,37
Shop 6	VACANT	VACANT	230m2	R 11 500,00
Shop 7	Occupied	Cell Fix	115m2	R 5 750,00
Shop 8	VACANT	VACANT	115m2	R 5 750,00
Shop 9	Occupied	Aquars Water	115m2	R 5 750,00
Shop 10	Occupied	Hairdresser - JK Best Beauty Parlour	115m2	R 5 750,00
Shop 11	VACANT	VACANT	115m2	R 5 750,00
Shop 12	Occupied	Alson Matukane Health Centre	115m2	R 6 063,00
Shop 13	Occupied	TAVERN & Pub	260m2	R 13 000,00
Shop 14	VACANT	VACANT	50m2	R 2 500,00
Shop 15	VACANT	Garage Shop	320m2	R 19 200,00
CAPITEC ATM		ESTIMATE		R 4 000,00
ABSA ATM		ESTIMATE		R 4 000,00
				R 144 315,37

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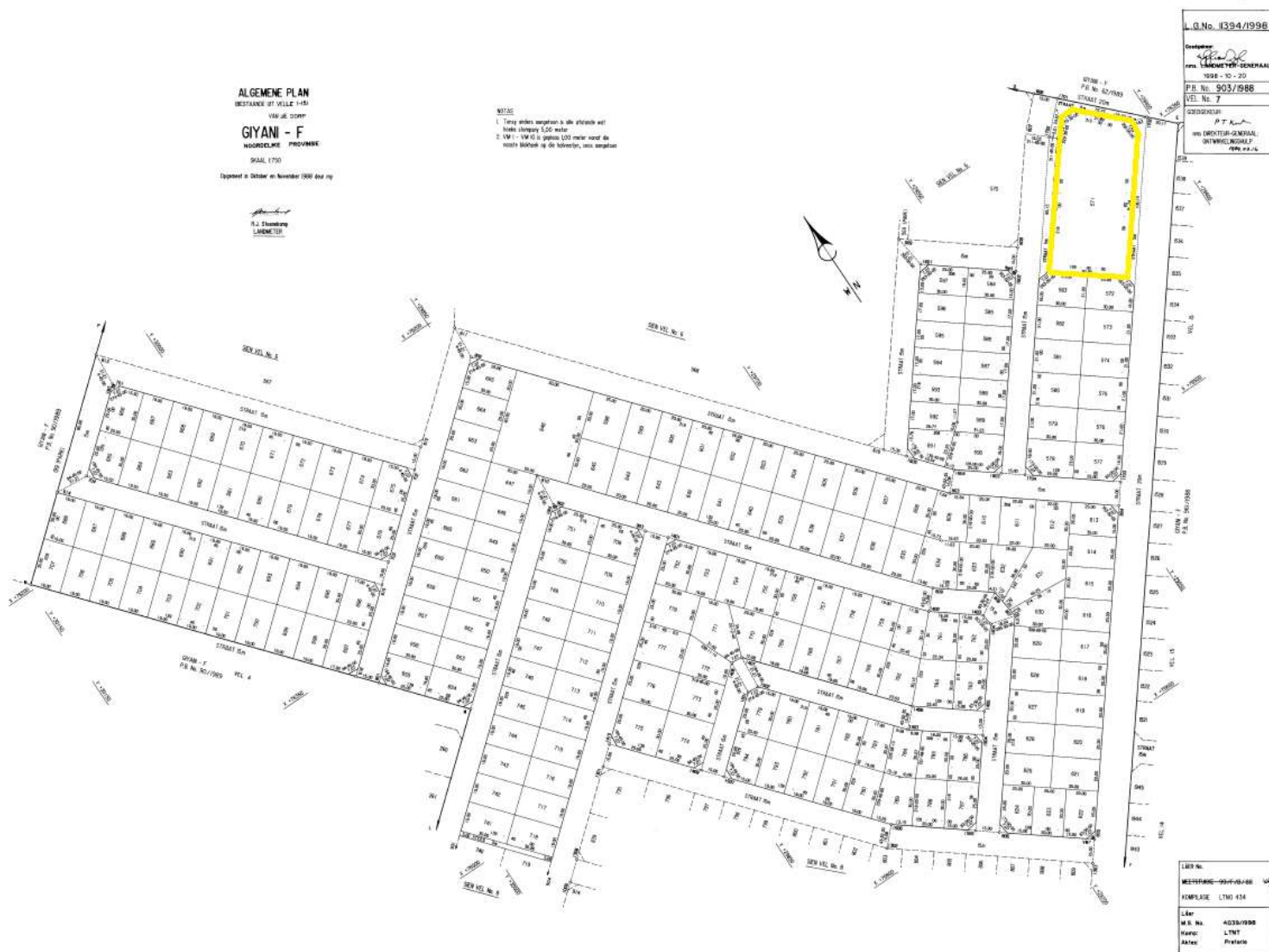
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10. SG DIAGRAM



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11. SITE PHOTOGRAPHS

Filling Station (Ex BP Station with Pick n Pay Express)



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RETAIL CENTRE



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12. MUNICIPAL ACCOUNT



GREATER GIYANI LOCAL MUNICIPALITY

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

Teyisi Mhlava 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: INV158051 2025/04/10

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

158051

VAT REG. No.

Stand No/ERF Nr	571 Ptn 0 Zone F	Suburb	Zone F
Land Area/SQM		Scheme Name	
Market Value	5'600'000	Category	Businesses: Municipal Licensed Area
Deposit	R	Stand No	571

Date	Description	VAT	Levy Amount	Credit	Balance
2025/03/01	Balance Brought Forward		579'839.44		579'839.44
Water Basic					
2025/03/31	Water Commercial-W13	16.35	125.35		579'964.79
Sanitation					
2025/03/31	Sewerage Commercial-W13 - Units 1	29.40	225.40		580'190.19
Refuse Removal					
2025/03/31	Refuse Commercial-W13 - Units 1	374.25	2'869.25		583'059.44
Water Consumption					
2025/03/31	272 KL (Start:6355 End:6627)	434.71	3'332.79		586'392.23
Reading Dates: 2025/02/28 to 2025/03/31 Number of Days: 31 Days Consumption: 272.00 Meter Number: 30231542 Actual Reading Obtained:					
2025/03/31	Interest: 2025-03-31		4'812.67		591'204.90
Property Rates					
2025/03/31	Property Rates Commercial-13		16'375.33		607'580.23

VAT TOTAL 854.71

180 Days	160 Days	120 Days	90 Days	60 Days	30 Days	Current	Amount Due
465'209.39	30'662.71	23'711.08	35'634.89	24'621.37	27'740.79	0.00	607'580.23

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13. ESKOM ACCOUNT



ESKOM HOLDINGS SOC LTD REG NO 2002/015527/30
VAT REG NO 4740101508

QUIET STORM TRANSPORT AND TOUR
PO BOX 2778
GIYANI
0826

NORTHERN REGION
PO BOX 8610 Johannesburg 2000

CONTACT CENTRE: (0869) 03 7556 Sharika
FAX NO: 0862 437 566
E-MAIL: customerservice@eskom.co.za
WEB: WWW.ESKOM.CO.ZA



CUSTOMER SELF SERVICE WEBSITE
<http://cosonline.co.za>

NORTHERN REGION
PO BOX 8610 Johannesburg 2000

DIRECT DEPOSIT DETAIL

BANK: AB SA
BRANCH CODE: 335645
BANK ACC NO: 2310000119

YOUR ACCOUNT NO	5611366280
SECURITY HELD	31090.00
BILLING DATE	2025-03-03
TAX INVOICE NO	561983222019
ACCOUNT MONTH	FEBRUARY 2025
CURRENT DUE DATE	2025-03-18
VAT REG NO	4450284445

TAX INVOICE

E-MAIL: mthembiso@mvweb.co.za

ACCOUNT TRANSACTION SUMMARY

ADMINISTRATION CHARGE	R	1,092.60
DIST. NETWORK CAPACITY CHARGE	R	13,090.00
NETWORK DEMAND CHARGE (C/KWH)	R	7,896.48
ANCILLARY SERVICE (ALL)	R	342.37
ENERGY CHARGE (PEAK)	5,236.00 R	10,537.57
ENERGY CHARGE (STD)	18,569.00 R	25,731.06
ENERGY CHARGE (OFF)	18,990.00 R	15,694.11
AFFORDABILITY SUBSIDY (ALL)	R	3,960.07
ELECTRIFICATION AND RURAL SUBS (ALL)	R	6,859.06
SERVICE CHARGE	R	3,894.30

TOTAL CHARGES FOR BILLING PERIOD R 89,698.02

ACCOUNT SUMMARY FOR FEBRUARY 2025

BALANCE BROUGHT FORWARD	(Due Date 2025-02-15)	R	212,897.61
PAYMENT(S) RECEIVED	Electronic Payments - 2025-02-20	R	-65,000.00
TOTAL CHARGES FOR BILLING PERIOD		R	89,698.02
DEPOSIT(S)	Deposit with Instalments	R	0.00
ADJUSTMENT	SYNC DEPOSIT	R	-5,394.72
ADJUSTMENT	BALANCE TRANSFER - to/from account	R	5,394.72
ADJUSTMENT	5611366280	R	
ADJUSTMENT	BALANCE TRANSFER - to/from account	R	-5,394.72
ADJUSTMENT	5611366280	R	
ADJUSTMENT	Interest on overdue account	R	2,185.57
VAT RAISED ON ITEMS AT 14%		R	0.00
VAT RAISED ON ITEMS AT 15%		R	13,453.21

CURRENT		
110,711.52	TOTAL DUE	R 217,839.69
	ARREARS	
>90 DAYS	61-90 DAYS	31-60 DAYS
0.00	0.00	167,128.17
		0.00

Total outstanding debt must be settled immediately, subject to disconnection without further notice



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BILL GROUP	
BILL PAGE	1 OF 2

ACCOUNT NO / REFERENCE NO

5611366280

NAME

QUIET STORM TRANSPORT AND

FAX NUMBER

Unipay 7100 10 0010

27215700156113662809



9207 2561 1366 2802



TOTAL AMOUNT DUE

217,839.69

PAYMENT ARRANGEMENT

INSTALMENT

0.00

ARREARS (Due immediately)

107,128.17

DUE DATE (For Current Amount)

2025-03-18

AMOUNT PAID

LATE PAYMENT CHARGES WILL BE ADDED TO OVERDUE ACCOUNT

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

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

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

WWW.WHAUCTIONS.COM

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FILLING STATION & RETAIL CENTRE – GIYANI, LIMPOPO



QUIET STORM TRANSPORT AND TOUR
PO BOX 2778
GIYANI
0826

NORTHERN REGION	
P.O BOX 8610 Johannesburg 2000	
CONTACT CENTRE:	(0860) 03 7566 Sharica
FAX NO:	0862 437 566
E-MAIL:	customerservices@eskom.co.za
WEB:	WWW.ESKOM.CO.ZA
YOUR ACCOUNT NO	5611366280
BILLING DATE	2025-03-03
TAX INVOICE NO	561983222019
ACCOUNT MONTH	FEBRUARY 2025
CURRENT DUE DATE	2025-03-18
VAT REG NO	4450284445
NOTIFIED MAX DEMAND	250.00
UTILISED CAPACITY	250.00

CONSUMPTION DETAILS (2025-01-30 - 2025-02-28)

ENERGY CONSUMPTION OFF PEAK kWh	18,990.19
ENERGY CONSUMPTION STD kWh	18,569.48
ENERGY CONSUMPTION PEAK kWh	5,236.34
ENERGY CONSUMPTION ALL kWh	42,796.01
DEMAND READING - KW/KVA	120.67
REACTIVE ENERGY - OFF PEAK	7,534.20
REACTIVE ENERGY - STD	8,637.88
REACTIVE ENERGY - PEAK	3,196.36
REACTIVE ENERGY - ALL	19,370.44
LOAD FACTOR	53.00

PREMISE ID NUMBER

6573573746

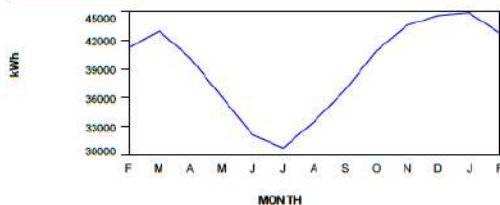
TARIFF NAME: Miniflex Interval

SECTION F USAVE GIYANI

Administration Charge @ R36.42 per day for 30 days	R	1,092.60
Network Capacity Charge 250 KVA @ R52.35 : = R52.35/KVA	R	13,090.00
Network Demand Charge (Peak & Standard) 23,806 kWh @ R0.3233 /kWh	R	7,696.46
Ancillary Service Charge 42,796 kWh @ R0.008 /kWh	R	342.37
Low Season Peak Energy Charge 5,236 kWh @ R2.0126 /kWh	R	10,537.97
Low Season Standard Energy Charge 18,569 kWh @ R1.3857 /kWh	R	25,731.06
Low Season Off-peak Energy Charge 18,990 kWh @ R0.8791 /kWh	R	16,694.11
Affordability Subsidy 42,796 kWh @ R0.0923 /kWh	R	3,956.07
Electrification and Rural Subsidy 42,796 kWh @ R0.1556 /kWh	R	6,659.06
SERVICE CHARGE	R	3,694.30

TOTAL CHARGES

R 89,588.02



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14. 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 – some repairs required		
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	

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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 property appears to be in a fair condition but does require maintenance. Certain areas of the roof look a bit concerning and will need attention. The building also needs to be repainted.

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

The way auctions should be.

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