



PROPERTY AUCTION

544m² Industrial Property – Umbilo, Durban, KZN

Workshop and Offices

Front Yard Space

Ideal for Owner Occupier

54 Alpha Crescent, Umbilo Industrial, Durban, KwaZulu Natal
Portion 19 [remainder of Durban 1737] of Erf 9522 Durban

LIQUIDATION

Duly instructed by the Joint Liquidators of Five Art Printing CC in Liquidation (Master's Ref: D000023/2025)



Auction Date:

Tuesday 25th November 2025 @ 11am

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment

Video Guide:

<https://youtube.com/Z7NIDK6rcU>

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

www.whauctions.com

Contact for further info:

Maswati Dlamini

Cell: 063 742 8183

Email: maswati.dlamini@wh.co.za

(Candidate Property Practitioner)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)



INSTRUCTION TO WH AUCTIONEERS PROPERTIES

Auction Date & Venue: Tuesday 25 November 2025 11am online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction 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 **R25 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: R25 000.00 (Refundable to unsuccessful bidders)

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

Deposit payable: 16.9% of bid price on fall of the hammer

Confirmation period: 14 business days

Balance of the purchase price payable within 21 business days after confirmation of sale.

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 (namely 6.9%) plus a 10% deposit on the purchase price of the Property.

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.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Maswati Dlamini: 063 742 8183

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.
- 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

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

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

WWW.WHAUCTIONS.COM

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GENERAL

Property Address: 54 Alpha Crescent, Umbilo Industrial, Durban, KZN

Erf & Suburb & City: Portion 19 [remainder of Durban 1737] of Erf 9522 Durban.

TITLE DEED INFORMATION

Deeds Office: Pietermaritzburg

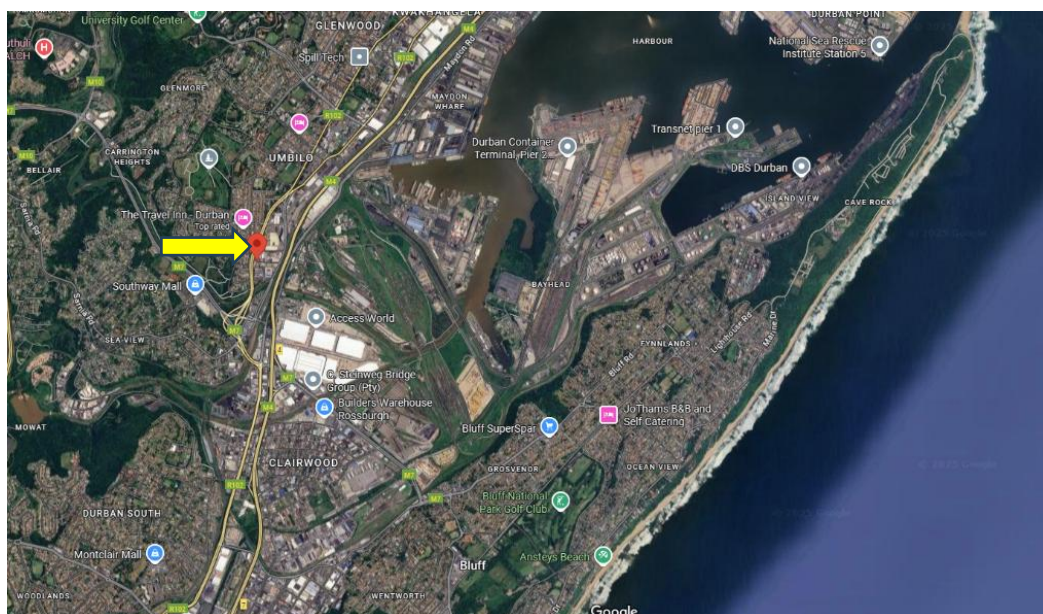
Municipality: eThekweni

Title Deed No. T213/1993

Erf Sizes: 544m²

LOCALITY

Umbilo is one of the vibrant suburbs of Durban in the KwaZulu-Natal Province of South Africa, where it is summer almost all year round and locals celebrate practically any event with excellent food that has distinct Indian influences. The neighbourhoods surrounding Umbilo include Chatsworth, Queensburgh and Bluff. Thanks to this central positioning, Umbilo is a convenient place to stay while exploring the massive metropolis of Durban. Umbilo is a residential and industrial suburb. Wide, busy streets are flanked by shops, offices, houses and blocks of flats.



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DESCRIPTION OF IMPROVEMENTS

The property consists of an industrial property in Umbilo, Durban. The building is constructed from exposed face brick with a pitched roof and glazing. The front parking lot is tarred.

The building measures approximately 452m²

Improvements include:

- Double volume workshop/warehouse
- Offices including:
 - o Reception, individual offices, boardroom, kitchenette and ablutions
- Mezzanine storage space
- Male and female ablutions
- Front parking lot
- Adjacent overhang/parking space

Condition

The property is in a fair state however there are signs of vandalism and damage being caused. Signed of removal of roof sheets and internal missing ceiling boards. There are currently caretakes on site guarding the property

Services

The property is serviced. Water and electricity are supplied by local council. Unknown whether still connected.

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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Site Layout

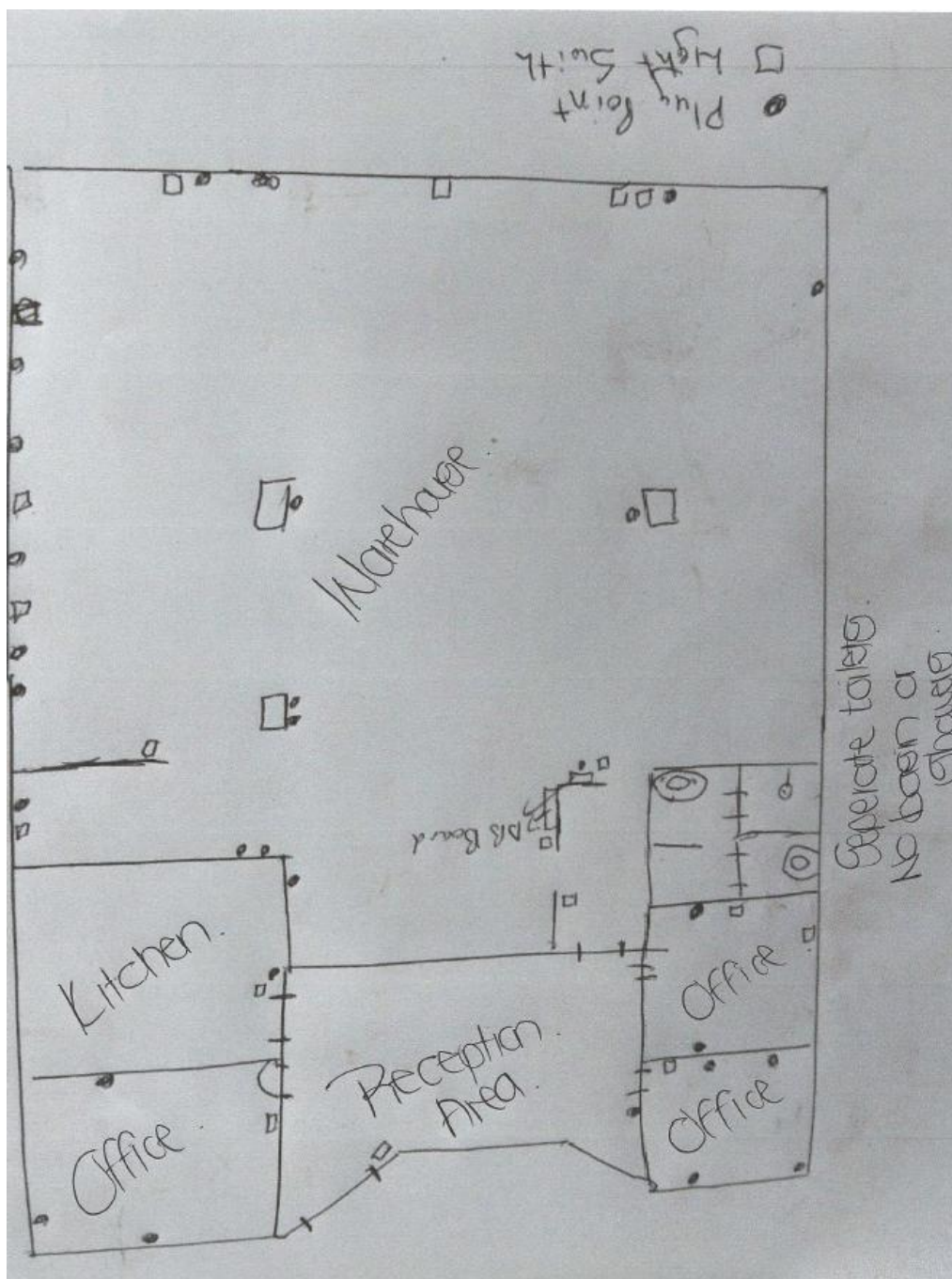


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SITE PHOTOGRAPHS



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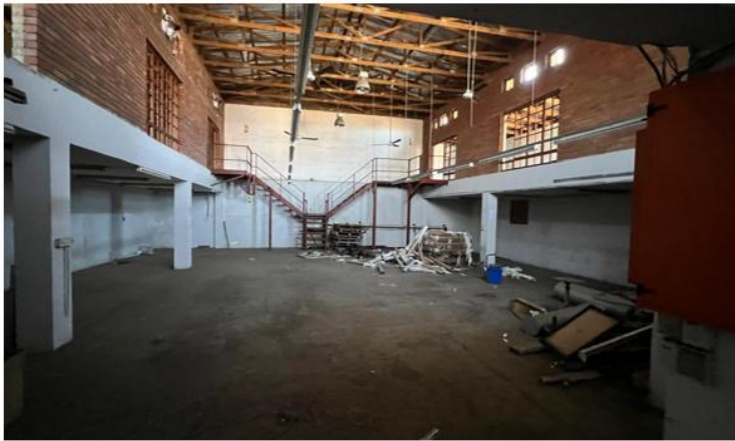
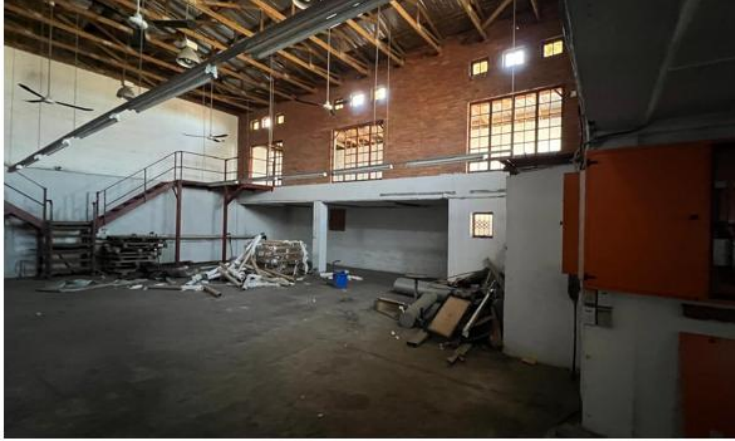


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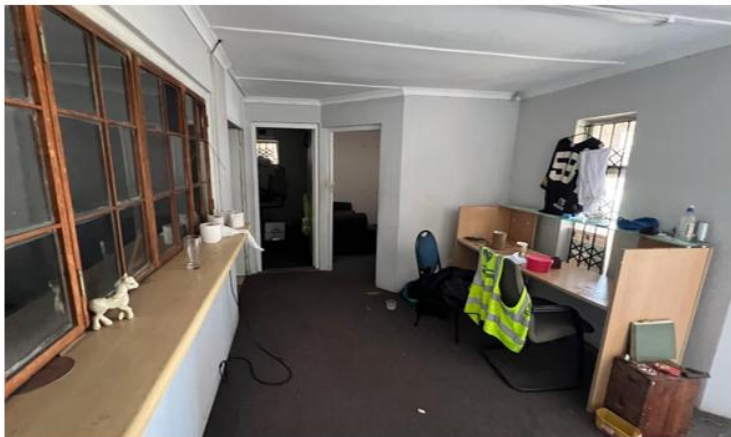


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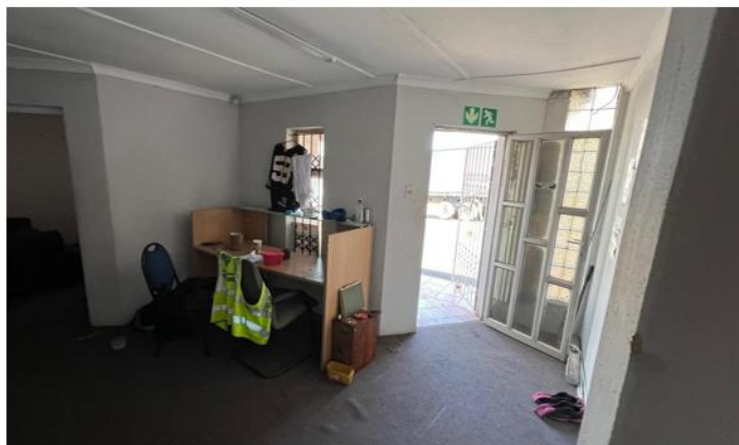
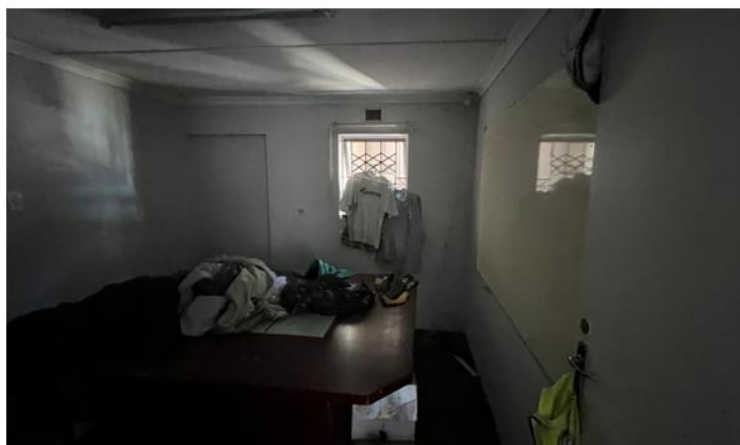
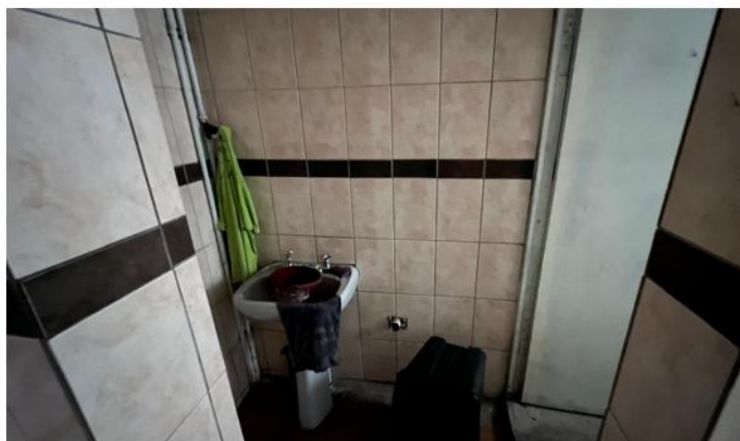
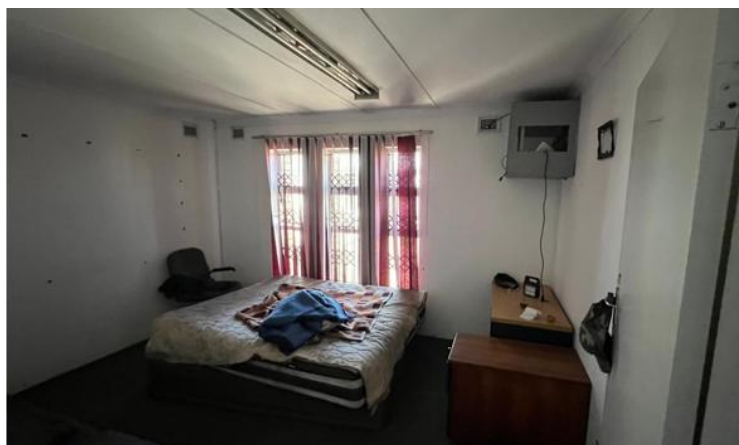
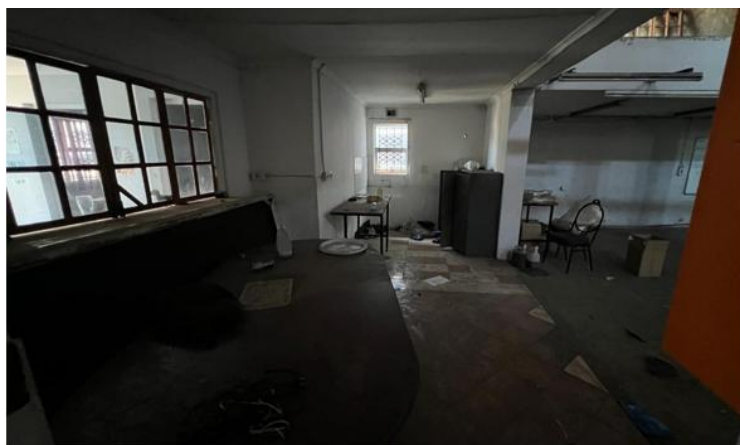


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MUNICIPAL ACCOUNT

Tax Invoice

Tax Invoice No. : 8326431707925/09/01

FIVE ART PRINTING CLOSE
54 ALPHA CRESCENT
UMBILO
4001

THE METRO BILL
REVENUE DEPARTMENT
PO Box 828, Durban, 4000
Tel: 080 311 1111
<https://correspondence.durban.gov.za/>
Web: www.durban.gov.za
Council VAT Registration No.: 488 019 3505



Post Office Allocation code 0018



83264317079



7 1022 832 643 170 79

1 1350 0832 6431 7079



Your Bill Details

Date	Account Number	VAT Number	Guarantee (R)	Deposit (R)
2025/09/19	83264317079	N/A	0.00	0.00

Reference	Details	Amount (R)
	Balance brought forward	652,049.29
	Arrears payable immediately	652,049.29
	Current month's Charges	
	Rates	7,059.18
	Electricity	1,407.83
	Interest on arrears	4,603.73
	VAT	211.18
	Total current month's charges	13,281.92
	Total	665,331.21

Current month's charges payable by 2025/10/10

URGENT : Please note that your account remain in arrears. Should payment not be received, we advise that legal action will be instituted.

To Receive your Metro Bill Electronically, please use either of the following platforms: -
<https://eservices.durban.gov.za/v2/> or Online.Bills@durban.gov.za

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Detailed Invoice

FIVE ART PRINTING CLOSE
83264317079



Rates

Reference - 17075080; Portion 19 of ERF 9522 of DURBAN

Property Category	Market Value	Ratable Value	General Randage	Special Rating Area Randage	Deferred Rates
Industrial	1,780,000	1,780,000	4.759 c/R	0.00 c/R	0.00

Description	Units	Rate (R)	Amount (R)
General Monthly Rates-Sep 2025	-	-	7,059.18

Business And Residential Electricity

Reference - E664656 54 ALPHA CRESCENT, CONGELLA(P), DURBAN(P)
Business & General - Scale 1

CT Ratio	60.00000	VT Ratio	1.00000	Installed Capacity		Inverter Size	
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Meter No.	Register	Previous Meter Reading	Current Meter Reading	Reading	Usage
		Date	Reading	Date	Reading
0359998M	Energy	2025/05/27	5591.00000	2025/08/26	5591.00000
					60.00
					0.00 kWh

Service from 2025/05/27 to 2025/08/26 91 days Daily Average: .39 kWh/day

Description	Units	Rate (R)	Amount (R)
Service charge	-	429.8700 p.m	487.19*
Percentage rebate	0.40000 kV	0.0000 /kV	0.00Cr
Service charge	-	484.5500 p.m	920.64*
Percentage rebate	0.40000 kV	0.0000 /kV	0.00Cr

VAT Raised on items marked with ASTERISK(*) 211.18

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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 property is in a fair state however there are signs of vandalism and damage being caused. Signed of removal of roof sheets and internal missing ceiling boards. There are currently caretakes on site guarding the property. The Purchaser acknowledges that they are acquiring the building from an entity in Liquidation and as such purchase the property Voetsoots without any warranties.

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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