



Thursday, 20 June 2019 @ 10:00

"The Rose of the Karoo" Commercial building in Voortrekker Rd, Calitzdorp

Property Description: 21 Voortrekker Rd, Calitzdorp

Size of stand	1040 m ²
Size of dwelling	±823 m ²

Municipal information:

Rates & Taxes	R 2116.27pm
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Improvements:

The property is improved with the following Klein Karoo style buildings:

Building 1:

A commercial building operated as a restaurant, deli, coffee and gift shop, conference room and tea garden with street frontage on the R62.

This building is comprised of:

- An enclosed front "stoep"
- Deli area
- Gift shop
- Kitchen with scullery
- Restaurant front of house area with fireplace and lounge
- Tea garden
- Freestanding conference room

The building is installed with a 3 phase electricity diesel KVA genset, a water cooled aircon and alarm system.

Building 2:

A freestanding Klein Karoo dwelling converted into 3 en-suite family guest units; each with own access from the veranda; and a separate timber en-suite guest cabin; double garage lean-to.

All the units are fitted with an air conditioner.



Summary of Conditions of Sale

The Highest bidder / purchaser shall be bound to the following conditions of sale:

- 10% Deposit payable into the auctioneer's trust account on day of auction
- 6% + VAT buyers commission payable on the day of the auction
- The purchaser shall within 45 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price.
- Transfer duty payable
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer)
- No arrears payable by the Purchaser
- Occupation against registration of transfer
- Period for higher offers ends on 28 June 2019 @ 12:00 noon. The seller will accept / decline the offer by 1 July 2019 @12:00. The seller reserves the right to accept or decline the offer at any point in time during this period.
- The highest bidder is held bound by his bid until 12 noon on 1st July 2019
- This property is being sold subject to confirmation by the seller.
- The property is purchased and sold "voetstoots" and the seller shall not be liable for any defects, patent, latent or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has effected the necessary enquiries with local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up at the auction on behalf of the seller or as proxy for a registered bidder.
- FICA documents required for registration (ID & proof of residential address)

ENQUIRIES: 066 247 1374

AUCTIONEER: Frederick Bekker

Note: Should you have enquiries on how to sell your property or movable assets on auction. Kindly contact Frederick Bekker @ 066 247 1374 or fred@bekkergroup.co.za

Thank you for attending our auction.

Frederick Bekker
(Professional Auctioneer, Professional Property Valuer, Sworn Appraiser)