

**APPRECIATING
PROPERTY
LOCATION**

THE
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AUCTION CO



NAA GLOBAL WINNERS

AUCTION

24 July 2019

~ Summer Place, 69 Melville Road, Hyde Park ~

RECENT AUCTION HIGHLIGHTS



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NAA GLOBAL WINNERS

Wednesday 24 July 2019 @ 12pm
 Auctioneer: Joff van Reenen CAI, AARE (USA)

FROM THE PODIUM

Welcome to today's premier auction event

Today you will be hosted by our Lead Auctioneer Joff van Reenen. Should you require any assistance, please feel free to approach any of our representatives. Please acquaint yourself with the rules of auction which are available on our website: www.highstreetauctions.com/auction-info-high-street-auctions.php#rules. Alternatively our bidding assistants can provide you with a copy of the rules.

PROPERTIES ON AUCTION

- Lot 01 51 Wessels Road, Rivonia
- Lot 02 68 Kyalami Boulevard, Kyalami Business Park
- Lot 03 638 Basalt Close, Helderkruijn View**BANK INSTRUCTION**
- Lot 04 Cnr North Reef, Kraft & Atlas Road, Henville, Jet Park
- Lot 05 2 & 2A Angus Road, Bedfordview
- Lot 06 Oak Hill Building, Fourways Golf Park, 7 Juliet Close, Witkoppen, Fourways
- Lot 07 Wentworth Building, Fourways Golf Park, 118 Roos Street, Witkoppen, Fourways
- Lot 08 221 Garsfontein Road, Menlyn Maine, Pretoria
- Lot 09 SS Menlyn Villas, 219 Rhys Street, Menlyn, Pretoria
- Lot 10 Block A & D La Rocca Office Park, 321 Main Road, Bryanston
- Lot 11 71 Corlett Drive, Birnam
- Lot 12 Garden World, Plot 114, Beyers Naudé Drive, Muldersdrift
- Lot 13 17 Shaft Road, Soweto**DECEASED ESTATE**
- Lot 14 52 Cason Road, Boksburg North
- Lot 15 Cnr N12 & R558, Protea Glen, Soweto
- Lot 16 Cnr Nobel & Frikkie Meyer Road, Vanderbijlpark
- Lot 17 9 Jack Pienaar Street, Industries East, Germiston
- Lot 18 Brickfield Road, Meadowdale
- Lot 19 15 Kelly Road, Bedfordview
- Lot 20 116 Main Road, Blue Hills**DECEASED ESTATE**
- Lot 21 1207A, 1207B & 1208 SS Sandton Skye, 3 Stan Road, Morningside Ext 50
- Lot 22 The Arches, 7 Taylor Street, King Williams Town, Eastern Cape
- Lot 23 Luraye Court, 44 & 46 Becker Street, Yeoville
- Lot 24 Verlynne Heights, 50 Becker Street, Yeoville
- Lot 25 Hilrose Court, 52 Becker Street, Yeoville
- Lot 26 61 Clarendon Street, Parow, Western Cape
- Lot 27 1 & 4 Bunsen Street, Industria
- Lot 28 Motozi Lodge, Off R104, Hartbeespoort, North West
- Lot 29 Waterdal Road, Sebokeng
- Lot 30 27A Louie Avenue, Northcliff**INSOLVENT ESTATE**
- Lot 31 40 James Herbert Road, Caversham Glen, Pinetown, KZN**COURT ORDER**



Notice is given that all sales are subject to an undisclosed reserve price. Any Master of the High Court order, Sales in Execution, Deceased Auction, Absolute or Divorce Auction is clearly indicated in the index, as well as on every application property.

LOT 01

Tenanted Offices

Web Ref: 109712

SS 51 Wessels Road, Rivonia

Opening Bid: R3 MILLION

- 5 Year lease • GAI: ± R1.1m
- GLA: 527m²
- Sub tenant with lease
- Excellent condition
- Ample parking (basement, shade and open) generating additional monthly income
- Jojo Tanks
- Large open plan facility
- 24 hour security and access control
- Generator

Ricardo 072 246 8129

Kendall 072 415 3260



LOT 02

Fully Let Warehouse

Web Ref: 109715

68 Kyalami Boulevard, Kyalami Business Park, Kyalami

- Listed Property Fund Instruction
- Two established tenants
- Long term lease agreements
- Projected net annual income ± R1 279 880
- Stand size: 3902m²
- GLA: 1671m²
- Double volume warehouse
- Immaculate finishes
- 24 Hour armed security
- Prime location - natural environment - all amenities!

Nick 082 669 7738

nick@highstreetauctions.com



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LOT 03

Large Family Home

Web Ref: 109703

638 Basalt Close, Helderkruin View

Opening Bid: R1.5 MILLION

- Power of Attorney
- Stand size: 1772m²
- Improvements: ± 750m²
- Three bedrooms
- Four bathrooms
- Great entertainment area
- Exclusive boomed area

Neels 082 458 6899

neels@highstreetauctions.com

LOT 04



Massive Industrial Facility

Web Ref: 109601

Cnr Kraft & North Reef Road, Henville, Jet Park

- Partially tenanted • Near O.R.Tambo International
- Prime redevelopment opportunity
- Excellent highway access • Prime distribution node
- Combined Stand size: 74 572m²
- Total GLA: ± 60 000m²
- Section A Stand size: 22 556m²
- Section B Stand size: 26 328m²
- Section C Stand size: 25 688m²
- Potential GAI: ± R20 Million
- Access from 5 different roads • Ample power
- Gantries, cranes, weigh bridges & Egoli Gas
- Sold in sections or as a combined lot

Jaacov 082 622 4248

jaacov@highstreetauctions.com

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LOT 05

Prominent Development Site

Web Ref: 109719

2 & 2A Angus Road, Bedfordview

- Comprises 2 sites to be consolidated along Smith Road arterial
- Land Extent: 4 050m²
- Business 3 Approval for: Offices incl. canteen & 4 dwelling units
- Available Bulk 11 340m² • Height - 4 Storeys
- Coverage 70% - 2835m² footprint
- Convenient distance all public amenities incl. Eastgate Shopping Centre, Parkmeadows Shopping Mall, Bedford Square & Bedford Centre
- Currently comprises resi properties & offices

Greer 082 454 9626

greer@highstreetauctions.com



LOT 06

Blue Chip Fully Let Offices

Web Ref: 109705

Oak Hill Building, Fourways Golf Park, 7 Juliet Close, Witkoppen, Fourways

- Listed Property Fund Disposal
- Blue chip fully let offices
- GLA: 1360m² • GAI: ± R1.6 million
- Secure office park
- Low maintenance - face brick
- Modern immaculate finishes
- Parking - shaded and open
- Corporate lease with Pam Golding
- Constructed around a golf course
- Tenants have direct access to exclusive golf facilities

Lara 076 800 0778

lara@highstreetauctions.com



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LOT 07



Fully Let Office Block

Web Ref: 109711

Wentworth Building, Fourways Golf Park, 118 Roos Street, Witkoppen, Fourways

- Listed Property Fund Instruction
- Fourways Golf Park
- GLA: 1455m²
- Fully let immaculate offices
- Projected NAI: ± R1.55m
- 24 Hour secure access control
- Massive growth node • High demand
- Low maintenance
- Located around a well maintained 9-hole par 3 golf course

Lara 076 800 0778

lara@highstreetauctions.com

LOT 08



Prime Development Site

Web Ref: 109713

221 Garsfontein Road, Menlyn Maine, Pretoria

- 11 104m² Bulk available
- 3 Storey basements already built
- Ideally located in the Menlyn Maine CBD
- Special zoning
- Erf size 2 627m²

Ricardo 072 246 8129

ricardo@highstreetauctions.com

Kendall 072 415 3260

kendall@highstreetauctions.com

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LOT 09

9 Fully Let Apartments

Web Ref: 109716

219 Thys Street, De Beers, Menlyn

- 9 Sectional title units
- Fully Let
- Sold as one lot
- Ideally located in Menlyn Maine
- ± 90m² - 120m²
- Easy access to all major routes

Ricardo 072 246 8129

ricardo@highstreetauctions.com

Kendall 072 415 3260

kendall@highstreetauctions.com



LOT 10

La Rocca Sectional Title Offices

Web Ref: 109720

Block A & D La Rocca Office Park, 321 Main Road, Bryanston

- 2 Free standing office blocks (A & D)
- Double storey
- Block A - Unit 1 (707m²) & Unit 2 (677m²)
- Block D - Unit 3 (707m²) & Unit 4 (707m²)
- Total GLA: 2 798m²
- Mother Erf Size: 19 758m²
- Low maintenance - Face brick buildings
- Main road exposure
- Blocks sold separately or as one lot

Guy 082 335 1749

guy@highstreetauctions.com



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LOT 11

Corlett Drive Offices & Parking Lot

Web Ref: 109725

71 Corlett Drive, Birnam

- SS Birnam Square Sections 1-7 (Erf 62 Birnam)
- Ground & first floor offices
- Prominent position on Corlett Drive
- GLA: ± 1200m²
- Stand Size: 969m²
- Apartments are NOT included in the Sale
- Erf 62 Birnam (28 Fort Street)
- Parking lot
- Stand Size: 966m²
- 45 Parking bays
- Sold as one lot

Guy 082 335 1749

guy@highstreetauctions.com



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LOT 12

11.8762 ha Development Opportunity

Web Ref: 109718

Plot 114 Beyers Naudé Drive, Muldersdrift

- Site of award-winning Garden World
- Falls within Beyers Naudé Road upgrade zone - To be upgraded to 4 lanes
- Located alongside 68 ha Beyers Ridge Distribution Park - Boxer Foods and Spar Africa have already taken sites for massive Dcs
- Other development catalysts in close proximity - Shell (due to open 2 outlets in 2019) & Spar (within 1 km of the entrance)
- Town planning submissions underway

Lance 083 255 9275

lance@highstreetauctions.com



LOT 13

31 ha Land Corner N1 & Soweto Highway

Web Ref: 107901

17 Shaft Road, Soweto

Opening Bid: R8 MILLION

- MRN: 31742/2015 • Excellent exposure
- 3 Stands sold together as 1 lot
- Combined Erf Size 31.1468 ha
- Multiple income avenues
- Conference facilities, accom. with 500 beds, Industrial kitchens, gym, dining room
- Educational / religious facilities, training facilities offices and classrooms
- Sold lock stock and barrel

Jaacov 082 622 4248

jaacov@highstreetauctions.com



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U-Save Boksburg North

Web Ref: 109726

52 Cason Road, Boksburg North

- Anchor tenant: U-Save
- U-Save will close the store effectively 31 July 2019
- U-Save will honour their lease obligations until 30/09/2022 or early cancellation
- GLA: ± 1376m²
- GAI: ± R900 000
- High foot traffic

Shawn 079 949 6325
shawn@highstreetauctions.com



Prime Retail & Commercial Development Land

Web Ref: 109701

Cnr N12 & R558, Protea Glen, Soweto

- 31.0160 ha adjoining the N12 Highway
- ± 800 meters of Freeway frontage
- Approved N12 access
- Massive home bound traffic volumes
- Flexible / amendable zoning opportunity
- ± 75 000m² of bulk
- Substantial development focus node with high population growth

Nick 082 669 7738
nick@highstreetauctions.com



LOT 16

Legal Instruction - Industrial Factories

Web Ref: 109709

Cnr Nobel & Frikkie Meyer Road,
Vanderbijlpark

Opening Bid: R800 000

- Two industrial facilities
- Fully let
- Erf size: 13 694m²
- GLA: ± 3 200m²
- Corner stand - good exposure
- 380 kVA power
- Additional bulk available

Neels 082 458 6899

neels@highstreetauctions.com



LOT 17

Business Relocation - Large Industrial Facility

Web Ref: 109525

9 Jack Pienaar Street, Industries East, Germiston

- GLA: 2809m²
- Land Extent: 15 827m²
- Large factory ± 1 630m² & ancillary workshops
- Available bulk ± 8 200m²
- Vast "hard core" concrete yard
- 500 kVA electrical capacity
- Good perimeter security
- Convenient distance to all public amenities & arterial routes
- Sold with vacant occupation

Greer 082 454 9626

greer@highstreetauctions.com



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LOT 18



Corporate Disposal - Industrial Land

Web Ref: 107912

Brickfield Road, Meadowdale

- • Development land
- Erf size: 2.8 ha
- Zoned: Industrial 1
- Height: 2 Storeys
- Bulk services available
- Centrally located
- Popular industrial node

Neels 082 458 6899

neels@highstreetauctions.com

LOT 19



Res 3 Development Land

Web Ref: 109612

15 Kelly Road, Bedfordview

- Zoned Residential 3 development site
- Bedfordview Address - 15 Kelly Road
- Approved SDP
- Build 54 units
- Additional bulk available
- 85 Units per ha
- Stand size: 9 908m²
- 7 Unit apartment block on Erf 450 (± R30k p/m)

Shawn 079 949 6325

shawn@highstreetauctions.com

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LOT 20

Blue Hills Development Opportunity

Web Ref: 109724

116 Main Road, Blue Hills

Opening Bid: R2.5 MILLION

- Blue Hills development opportunity
- Deceased Estate: D Comninos
- Master's Reference Number: 28994/2009
- Erf size: 8.5600 ha
- Situated on the main R55 route
- Massive development potential

Emmanuel 061 155 6457

emmanuel@highstreetauctions.com



LOT 21

3 Designer Apartments on 12th Floor

Web Ref: 109710

55 Sandton Skye, 3 Stan Road, Morningside, Sandton

- Contemporary "urban resort" styled apartment hotel
- 3 Adjacent modern self-catering apartments located on the 12th floor
- 1207A: 65m² • 1207B: 38m² • 1208: 36m²
- Highly sought after location and accessible from major arterial routes
- Perfect for a lock-up-and-go opportunity or corporate rental investment
- A dynamic property occupied by restaurants, bar, pool deck, gym, spa & hotel concierge

Ricardo 072 246 8129

Kendall 072 415 3260



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**CORPORATE
DISPOSAL**



LOT 22

Corporate Disposal - Commercial Building

Web Ref: 109707

The Arches, 7 Taylor Street, King William's Town, Eastern Cape

- Stand Size: 2111m²
- GLA: ± 2 707m²
- Fully let building
- Long standing tenants
- Gross annual income: ± R5 138 000
- Excellent exposure and visibility with easy access
- Situated in the King William's Town CBD

Nikolai 071 610 6365
nikolai@highstreetauctions.com

LOT 23

**PORTFOLIO
DISPOSAL**



Residential Block of Flats

Web Ref: 109721

Luraye Court, 44 & 46 Becker Street, Yeoville

- 11 Large 2 bedroom units with balconies
- 11 Additional backrooms
- 12 Undercover parking bays
- Fully let with long standing tenants
- Pre-paid electricity meters in all units
- Projected Gross Annual Income: R668 160.00
- Palisade fence and gate for enhanced security
- Directly opposite the Yeoville Police Station
- Zoned Residential 4
- Double stand 990m²
- To be sold separately or as a lot with Verlynne Heights (web ref: 109722) and Hilrose Court (web ref: 109723)

Greg B 079 677 1128
gregb@highstreetauctions.com



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LOT 24

Residential Block of Flats

Web Ref: 109722

Verlynn Heights, 50 Becker Street, Yeoville

- 12 Large 1 bedroom units
- The lounge is utilised as a 2nd bedroom
- 11 Backrooms with communal ablutions
- 12 Undercover parking bays
- Fully let with long standing tenants
- Pre-paid electricity meters in all units
- Projected GAI: R 708 000 • Zoned Res 4
- Palisade fence and gate for enhanced security
- Directly opposite the Yeoville Police Station
- To be sold separately or as a lot with Luraye Court (web ref: 109721) & Hilrose Court (web ref: 109723)

Greg B 079 677 1128
gregb@highstreetauctions.com



LOT 25

Residential Block of Flats

Web Ref: 109723

Hilrose Court, 52 Becker Street, Yeoville

- 4 Large 4-bedroom units with balconies
- 3 Additional separate backrooms
- 4 undercover parking bays
- Fully let with long standing tenants
- Pre-paid electricity meters in all units
- Projected Gross Annual Income: R296 400
- Palisade fence and gate for enhanced security
- Directly opposite the Yeoville Police Station
- Zoned Residential 4
- To be sold separately or as a lot with Luraye Court (web ref: 109721) and Verlynn Heights (web ref: 109722)

Greg B 079 677 1128
gregb@highstreetauctions.com



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LOT 26

Specialised Compounding Pharmacy

Web Ref: 109706

61 Clarendon Street, Parow Valley, Western Cape

- Retail / compounding pharmacy
- Occupant registered as such for 15 years
- Very strong site goodwill
- Let to specialist compounding company (lease subject to renegotiation)
- Erf: 575m² • GLA: ± 323m²
- 3 Sterile / clean rooms • Clean rooms ISO Class 5 certified for pharmaceutical compounding
- All forms of medicine can be compounded, including sub-cutaneous implants
- Air conditioned • 3 phase power • Borehole
- RO plant for prepared water • 10 parking spaces

Ripley 082 658 6040
 ripley@highstreetauctions.com



LOT 27

Mixed Use Industrial Park

Web Ref: 109704

1 & 4 Bunsen Street, Industria

- Industrial investment property
- Partially let
- Stand sizes: 14 218m²
- GLA: 14 499m²
- Projected GAI : R 3.7 million
- Established industrial area
- Centrally located
- Leases in place

Neels 082 458 6899
 neels@highstreetauctions.com



LOT 28

Wedding & Conference Venue

Web Ref: 109708

Motozi Lodge, Off R104, Hartbeespoort, North West

- Land Extent: 8.5653 ha
- Site improvements: \pm 2 130 m²
- Lodge nestled in the Magaliesburg mountain range and offers the following facilities: 4 Hotel style bedrooms, 4 self-catering lodges wedding facilities
- Outbuilding facilities: 3 Bed home, office / reception area, laundry, storage facilities, 2 staff quarters and 2 quarters built for maintenance staff
- Easily accessible • Well secured

Nikolai 071 610 6365

nikolai@highstreetauctions.com



LOT 29

Retail Site in Sebokeng

Web Ref: 106908

Waterdal Road, Off Houtkop Road, Sebokeng

- Land size: 2.515 ha
- Consent use for a Retail Centre
- Adjacent to a new Total Filling Station - recently started trading
- 10 000m² Allowable bulk
- Surrounding area to be re-developed

Nikolai 071 610 6365

nikolai@highstreetauctions.com



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**INSOLVENT
ESTATE**



LOT 30

Opulent Family Home

Web Ref: 109717

27A Louie Avenue, Northcliff

Opening Bid: R3 MILLION

- INSOLVENT ESTATE - G. Singh
- MRN: G1241/2018
- Stand Size: 1430m² • GBA: ± 628m²
- 5 Bedrooms, 4 bathrooms, entrance hall, lounge, 2 dining rooms (dining room and breakfast room), 3 living rooms (TV room, bar and sun room), study, kitchen, scullery, pantry, covered patio, separate toilet
- Outbuildings: 4 garages, staff quarters, staff bathroom, storeroom

Nikolai 071 610 6365

nikolai@highstreetauctions.com



LOT 31

2 Bedroom Apartment

Web Ref: 109729

40 James Herbert Road, Caversham Glen, Pinetown, KZN

- 2 Bedrooms
- 1 Bathroom
- Open plan living
- Single parking bay
- Tenant wishes to stay
- Floor area: 47m²
- Close to N3 toll road

Nikolai 082 764 3381

nikolaia@highstreetauctions.com

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THE HIGH STREET AUCTION COMPANY (PTY) LTD

Johannesburg - 011 684 2707

Ground Floor, Building C, Knightsbridge, 33 Sloane Street, Bryanston, 2191 | PO Box 521068, Saxonwold, 2132

Cape Town - 021 000 7900

Section 10, 6th Floor, Hill House, Cnr De Smidt Street & Somerset Road, Green Point, Cape Town, 8005, South Africa

Durban - 031 830 5521

The Business Centre, 2 Ncondo Place, Ridge Side, Umhlanga Ridge, Durban, 4319, South Africa

www.highstretauctions.com



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