

# ON AUCTION

# Galetti



## Corner Site Retail

1375 Albertina Sisulu Road, Bertrams, Gauteng

02 April 2025 @ 12h00

Killarney Country Club, 60 5th Street, Houghton

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)



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# Investment Rationale

Projected GAI: R480,000
Corner site - High visibility for advertising purposes
Potential for a drive-through site
Located along Albertina Sisulu road - allowing easy access to JHB CBD
2 x Roller shutter doors
Prepaid water

# Property Information

Coverage	70.5%
Height to eaves	3m
Bulk available	2,553m <sup>2</sup>

# The Low Down

Registered Owner	Wonder Safe Trade Pty Ltd
Registration Number	2011/107627/07
ERF Number	516 & 517
ERF Size	911m <sup>2</sup>
GLA	643m <sup>2</sup>
Township	Bertrams
Zoning	Business 1

## MUNICIPAL INFORMATION

Municipality	City of Johannesburg
Monthly Rates	± R4,596

## TITLE DEED INFORMATION

Number	T35798/2012
Municipal Area	City of Johannesburg

\*All amounts are exclusive of VAT



# Financial Breakdown

INCOME	
Gross Annual Income	R480,000
Less Vacancy Factor (5%)	(R24,000)
Recoveries	R51,492
<b>Gross Annual Income</b>	<b>R507,492</b>

EXPENSES	
Property Rates	(R55,152)
Electricity	(R45,828)
Pikitup	(R4,764)
Sundry	(R900)
<b>Gross Annual Expenses</b>	<b>(R106,644)</b>

PROJECTED NET ANNUAL INCOME
<b>R400,848</b>

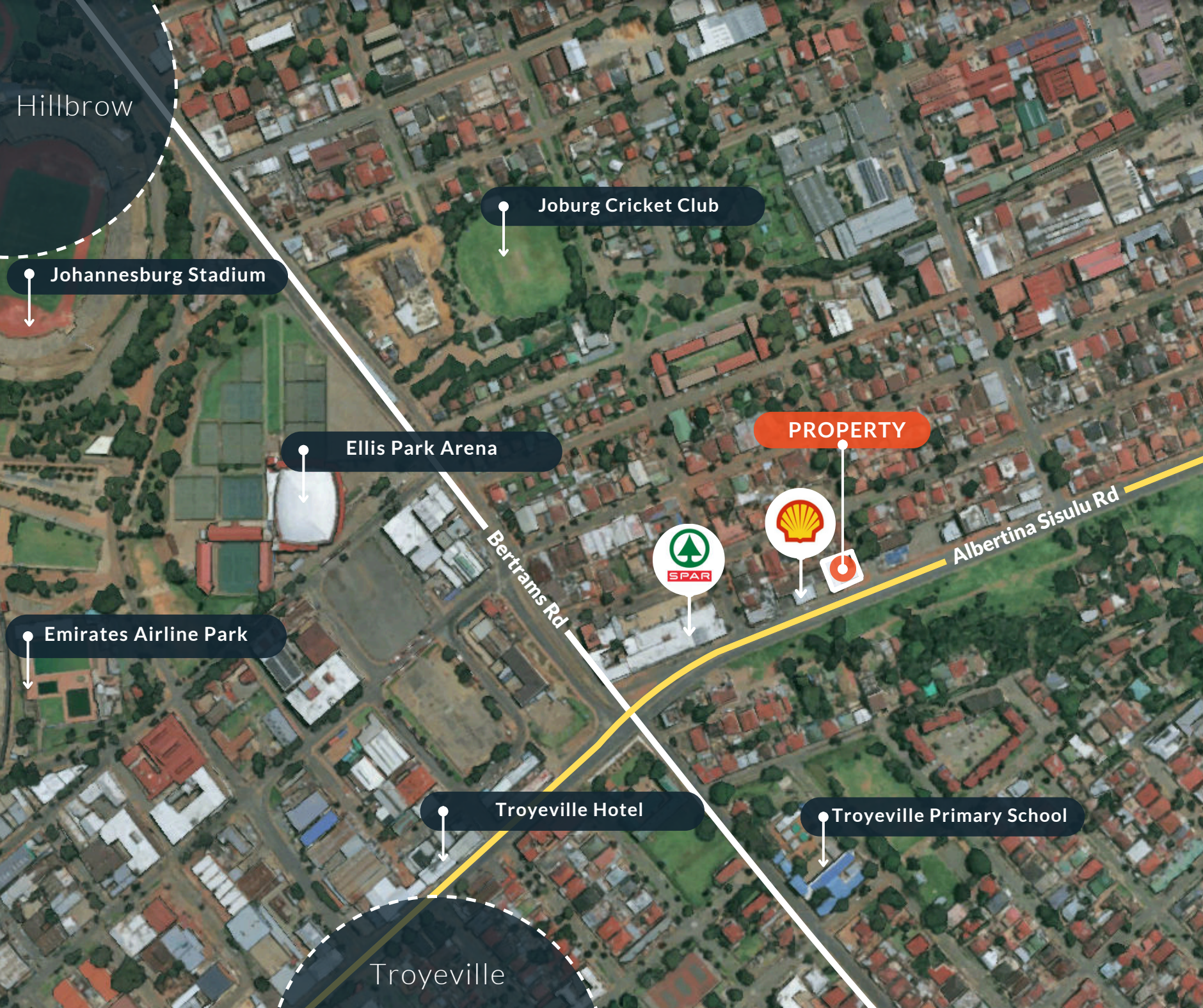
\*All amounts are exclusive of VAT

# D A T A   R O O M

Access all relevant supporting documents

Municipal Accounts	<a href="#">View</a>
Title Deed	<a href="#">View</a>
Building Plans	<a href="#">View</a>
Zoning Certificate	<a href="#">View</a>





Hillbrow

Johannesburg Stadium

Joburg Cricket Club

Ellis Park Arena

Emirates Airline Park

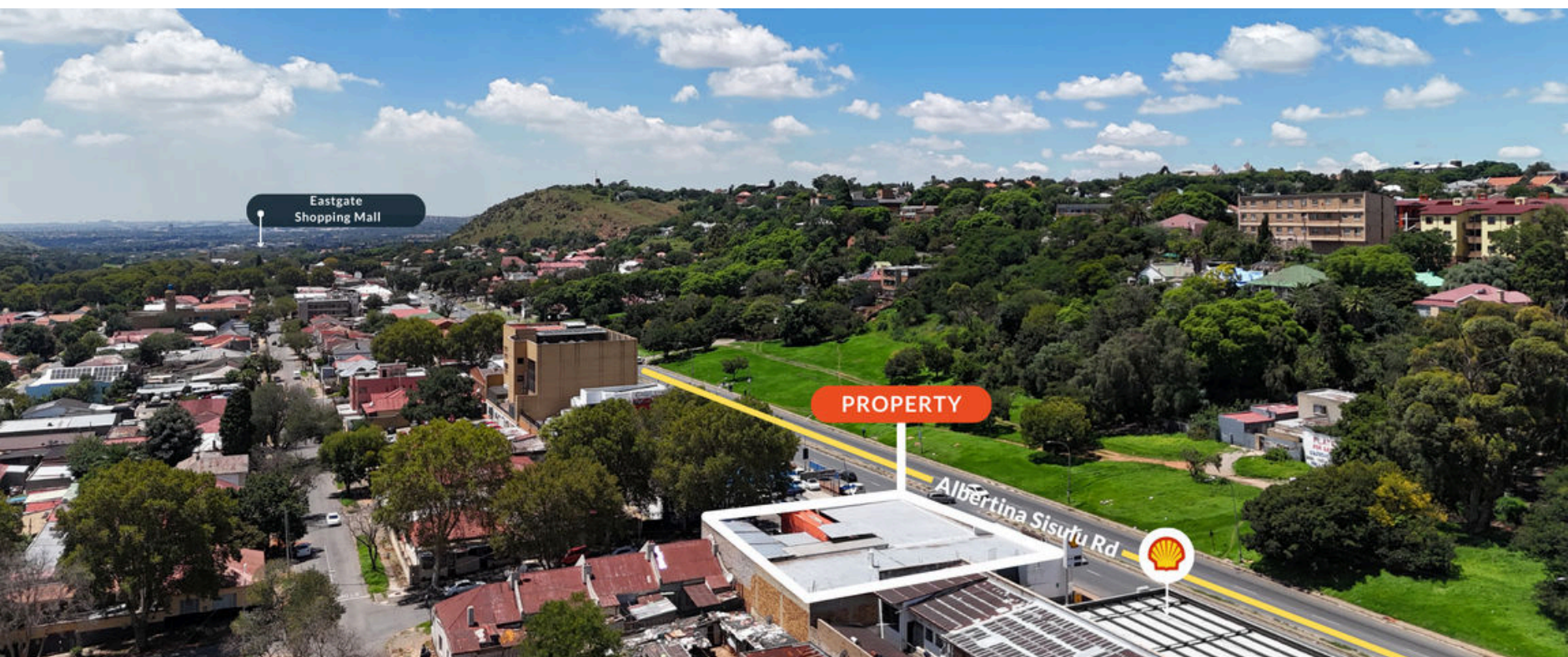
Troyeville Hotel

PROPERTY

Albertina Sisulu Rd

Troyeville











# Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

Opportunity for Profit

Exclusivity

Sellers' Motivation

Auctions provide a unique and attractive alternative to traditional real estate sales. With a set date and competitive bidding, sellers benefit from increased buyer interest and higher sales prices. The transparent process is efficient and accelerated, with targeted marketing and online bidding reaching a wide range of potential buyers. We look forward to working with you and delivering successful auction results.

One Place. Sharing Ideas. Moving Property.

## Contact us

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# TO REGISTER

**To register to bid on behalf of a company or in your personal capacity, please send the relevant FICA to [auction@galetti.co.za](mailto:auction@galetti.co.za)**

## **Registration deposit**

R100,000

(paid via EFT/Credit Card prior to auction).

## **On Auction Day**

Highest bidder required to pay a deposit of 5% plus 10% buyers' premium (plus VAT) into Galetti Trust account immediately (EFT/credit card).

## **The Balance of the Purchase**

The balance of the purchase to be paid by the Purchaser within 40 business days after the offer is accepted.



*Disclaimer: The property being auctioned is sold strictly on an "as-is" basis with no representations, warranties or guarantees, whether express or implied, including but not limited to any warranties of merchantability or fitness for a particular purpose. All potential buyers are strongly encouraged to conduct their own due diligence and inspections prior to bidding. The auctioneer and the seller make no representations or warranties as to the condition, quality, nature, value or title of the property being auctioned, and expressly disclaim any responsibility for errors, omissions, or inaccuracies in the information provided. Any reliance on the information provided is solely at the risk of the buyer. All bids are final and binding and the highest bidder at the auction will be required to execute a binding contract and pay a deposit and buyers premium on the day of auction.*