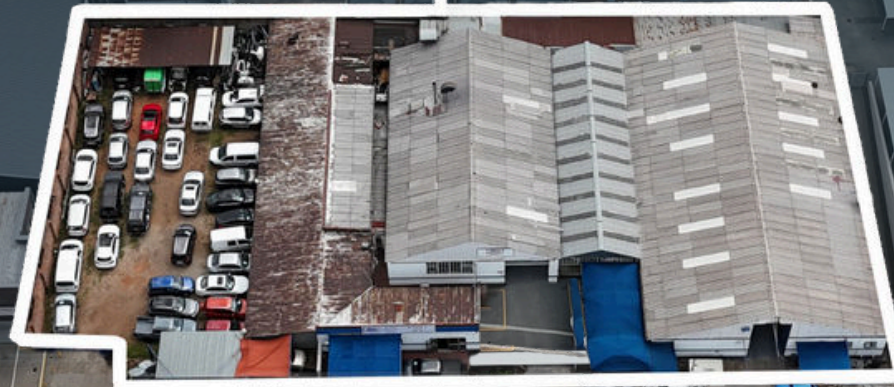


ON AUCTION

Galetti

PROPERTY



Roper St

Vacant Industrial Warehouse

25-29 Roper Street, New Centre, Village Main, Gauteng

02 April 2025 @ 12h00

Killarney Country Club, 60 5th Street, Houghton

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)



Clinton Govender

083 953 6611

clinton.govender@galetti.co.za

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[Low Down](#)

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Investment Rationale

Projected GAI: R1,144,000
3 Phase power 120 Amps
2x Roller shutter doors
1.5km to M2 highway

Property Information

Warehouse to office ratio	70:30
Coverage	40%
Industrial GLA	1,100m ²
Office GLA	450m ²
Yard GLA	913m ²

The Low Down

Registered Owner	Wildmasson Estates Pty Ltd
Registration Number	2010/055498/23
ERF Number	46,48 & 50
ERF Extent	2,739m ²
GLA	2,650m ²
Township	Johannesburg
Zoning	Industrial 1

MUNICIPAL INFORMATION

Municipality	City of Johannesburg
Monthly Rates	± R7,794

TITLE DEED INFORMATION

Number	T4533/1952
Municipal Area	City of Johannesburg

*All amounts are exclusive of VAT



a world class African city

Computer generated

TAX INVOICE

WILDMASSON ESTATES PTY LTD
PO Box 9847
JOHANNESBURG
2000

You can contact us in the following ways

Phone:
Tel: 0800 56 28 74
Fax: (011) 258-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG 4384 1794 VAT NO: CITY OF JOHANNESBURG 4384 1794
VAT NO: JOHANNESBURG 4384 1794 VAT NO: CITY OF JOHANNESBURG 4384 1794

Date	2025/01/14
Statement For	January 2025
Physical Address	27 ROPER STREET
Stand No./Portion	00000048 - 00000 - 00
Township	NEW CENTRE

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
915 m2	1	2023/07/01	F1	Market Value R 4,100,000.00	REGION F WARD 124

Invoice Number: 136025950509

Next Reading Date: 2025/01/29

Client VAT Number:

Deposit: R 0.00

Account Number : 500108186

PIN CODE: 206947

Previous Account Balance

Less: Incoming Payment (Last Payment Made 2025/01/03)

Sub Total

Current Charges (Excl. VAT)

VAT @ 15%

7,794.44

-7,794.44

0.00

7,794.44

0.00

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	0.00	7794.44		7794.44	7,794.44
						Due Date 2025/01/29

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za



Account Number : 500108186

City of Johannesburg Property Rates	VAT 4780117194	Sub - Total	Total Amount
Category of Property: Property Rates Township Industrial Dev R 4,100,000.00 X R 0.0228130 / 12 (Billing Period 2025/01)		7,794.44	
VAT: 0 %		0.00	7,794.44

Current Charges (including VAT)

7794.44



Remittance Advice :

This stub must accompany payment.
Please do not detach if paying at the post office



91115 5001081867



0146 500108186



516008800111159 50010818607

Date : WILDMASSON ESTATES PTY LTD

Acc No.: 500108186 27 ROPER STREET

Standard Bank City of Johannesburg Banking details

Internet Banking - Use the banks pre-loaded Company details
SAGA branch deposits - CIN no AA48 to be used in place of bank acc. no.
Client Account No/Deposit Reference 500108186

Total Due: 7,794.44

Due Date: 2025/01/29

Where can a payment be made?

Any CoJ Office, and Post Office, and EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done immediately, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

Galetti

Johannesburg CBD

Laub St

Spartan Fluid

PROPERTY

Rosettenville Rd

Bearings & Brake City

Roper St

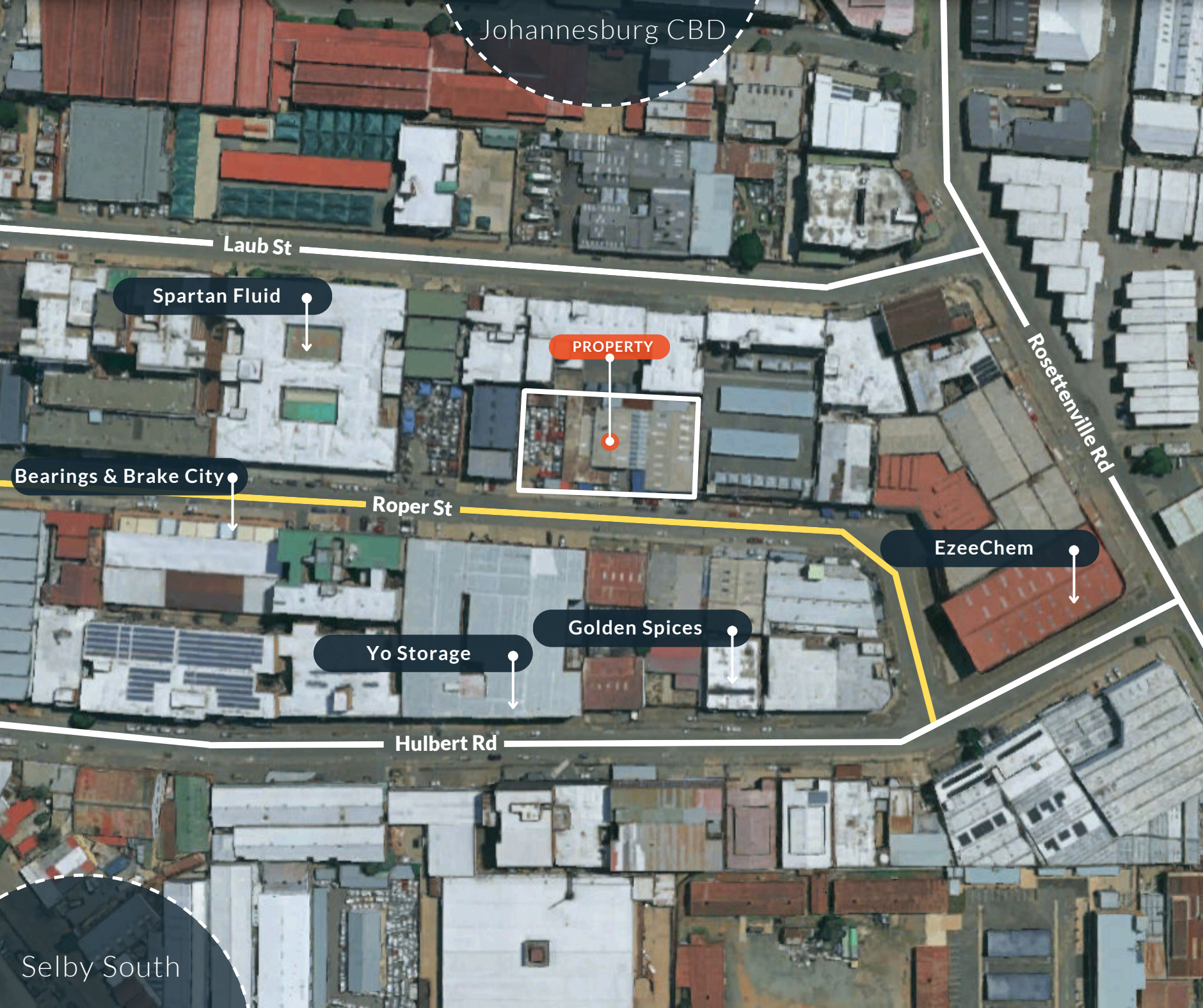
EzeeChem

Golden Spices

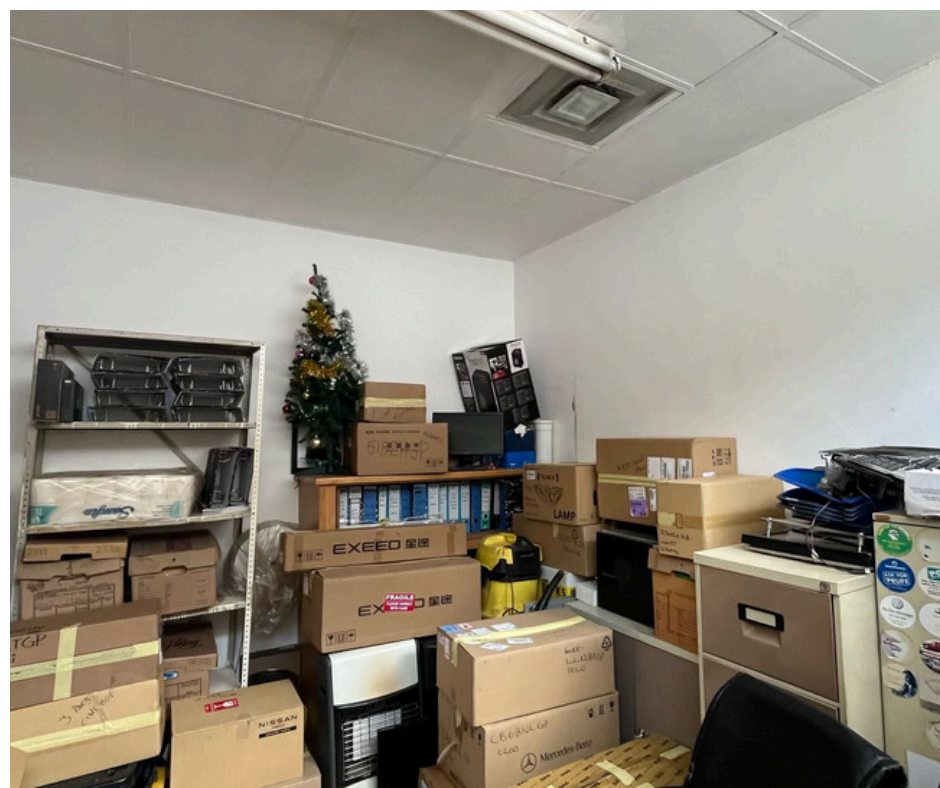
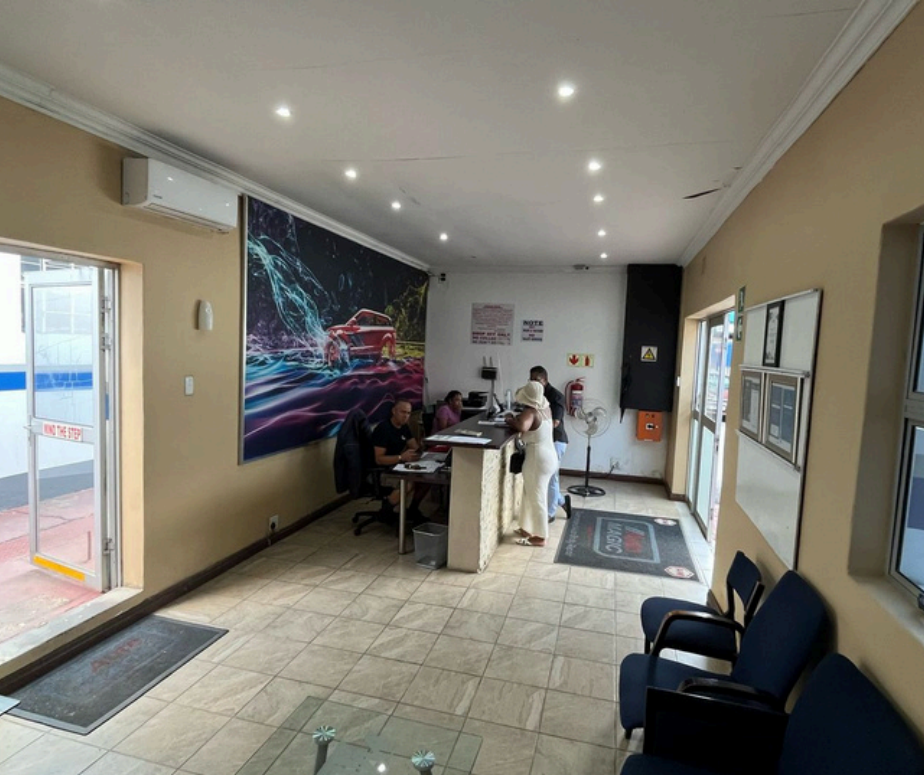
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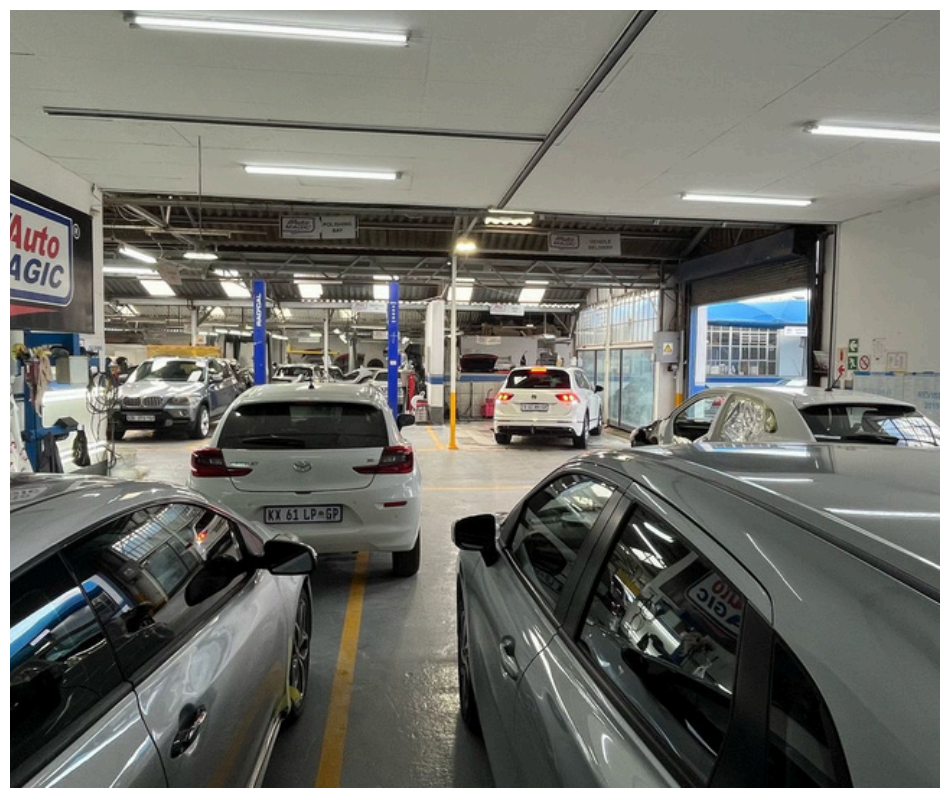
Hulbert Rd

Selby South









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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

Clinton Govender

Auction Associate

clinton.govender@galetti.co.za

+27 83 953 6611

Jolene Wolmarans

Auction Ops Manager

+27 11 783 1195



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

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.



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