

Galetti

ON AUCTION

PROPERTY



Guy Dowding

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Tenanted Mixed-Use Building

16 Wanderers Street, Johannesburg CBD, Gauteng

02 April 2025 @ 12h00

Killarney Country Club, Johannesburg

Viewing By Appointment

Registration Fee: R100 000 (Refundable Deposit)

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Investment Rationale

Gross Annual Income: R9,790,273

Mixed-Use Building

4 Retail Shops + 92 Apartments + 3 Rooms

Backup water

Bustling corner property

Security & Access Control

Property Information

80m² Apartments

26

65m² Apartments

29

50m² Apartments

12

30m² Apartments

25

22m² Apartments

3

Total Residential GLA

5,380m²

Shop 1 GLA

216m²

Shop 2 GLA

75m²

Shop 3 GLA

69m²

Shop 4 GLA

303m²

Total Retail GLA

663m²

Registered Owner	Unlocked Prop 15 Pty Ltd
Registration Number	2015/15950/07
VAT Registered	Yes
ERF Number	1655; 1656 & 1657
ERF Size	995m ²
Township	Johannesburg
Zoning	Business 4

MUNICIPAL INFORMATION

Municipality	City of Johannesburg
Monthly Rates	± R22,337

TITLE DEED INFORMATION

Number	T44046/2016; T44047/2016 & T44049/2016
Municipal Area	City of Johannesburg

Projected Financial Breakdown

INCOME	
Gross Annual Income	R9,790,273
Vacancy Factor: 10%	(R979,027)
Recoveries	R1,991,940
Gross Annual Income	R10,803,186

EXPENSES	
Rates	(R268,044)
Insurance	(R178,284)
Maintenance	(R411,962)
Salaries	(R292,800)
Meter Reading	(R61,260)
Security	(R274,968)
Wifi	(R83,424)
Utilities	(R1,827,541)
Gross Annual Expenses	(R3,421,740)

NET ANNUAL INCOME	
R7,381,446	

*All amounts are exclusive of VAT



a world class African city

COPY OF TAX INVOICE

UNLOCKED PROPERTIES 15 PTY LTD
14 WANDERERS STREET
JOHANNESBURG
2001

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
249 m2	1	2023/07/01	F1	Market Value R 24,800,000.00	Region F WARD 59

Invoice Number: 124006101163

Next Reading Date: 2025/02/26

Client VAT Number:

Deposit: R 0.00

Account Number: 554528074

PIN CODE: xxxxxx

Previous Account Balance

28,924.77

Less: Incoming Payment (Last Payment Made 2025/01/23)

- 28,924.77

Sub Total

0.00

Current Charges (Excl. VAT)

27,950.98

VAT @ 15%

973.79

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	0.00	28,924.77	0.00	28,924.77	28,924.77
						Due Date
						2025/02/26

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.
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

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG 4760117194 VAT NO: PIKITUP 4790191292
VAT NO: JOHANNESBURG WATER 4270191077 VAT NO: CITY POWER 4760191192

Date	2025/02/11
Statement for	February 2025
Physical Address	14 WANDERERS STREET
Stand No./Portion	00001655 - 00000 - 00
Township	JOHANNESBURG



Account Number: 554528074

**City of Johannesburg
Property Rates**

VAT 4760117194

Sub - Total

**Total
Amount**

Category of Property: Property Rates Residential

The property rates are based on the market values of the property and are calculated as follows:

R 22,320,000.00 X R 0.0091250 / 12 (Billing Period 2025/02)

16,972.50

Category of Property: Property Rates Residential

The property rates are based on the market values of the property and are calculated as follows:

Less rates on first R300 000.00 of market value

- 228.13

Category of Property: Property Rates Business

The property rates are based on the market values of the property and are calculated as follows:

R 2,480,000.00 X R 0.0228130 / 12 (Billing Period 2025/02)

4,714.69

VAT: 0 %

0.00

21,459.06

**Johannesburg Water
Water & Sanitation**

VAT 4270191077

Sub - Total

**Total
Amount**

Prepaid Water

0.00

Unbilled Sewer: Property Tied

0.00

VAT: 15.00%

0.00

0.00

**PIKITUP
Refuse**

VAT 4790191292

Sub - Total

**Total
Amount**

Refuse removal: 2-bin @ R 474.16 X 6 (Billing Period 2025/02)

5,689.92

City cleaning levy

346.00

Refuse Residential

456.00

VAT: 15.00%

973.79

7,465.71

Current Charges (Including VAT)

28,924.77



Remittance Advice:

This stub must accompany payment,
please do not detach if paying at the post office

Date: 2025/02/11

UNLOCKED PROPERTIES 15 PTY LTD

Acc. No.: 554528074

14 WANDERERS STREET

Standard Bank City of Johannesburg Banking details:

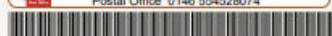
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AAAS to be used in place of bank acc. no.
Client Account No/Deposit Reference 554528074



EasyPay 91115 5545280744



Postal Office 0146 554528074



51003860111153 55452807400

Total Due 28,924.77

Due Date 2025/02/26

Where can a payment be made?

Any CoJ Office; any Post Office; any 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

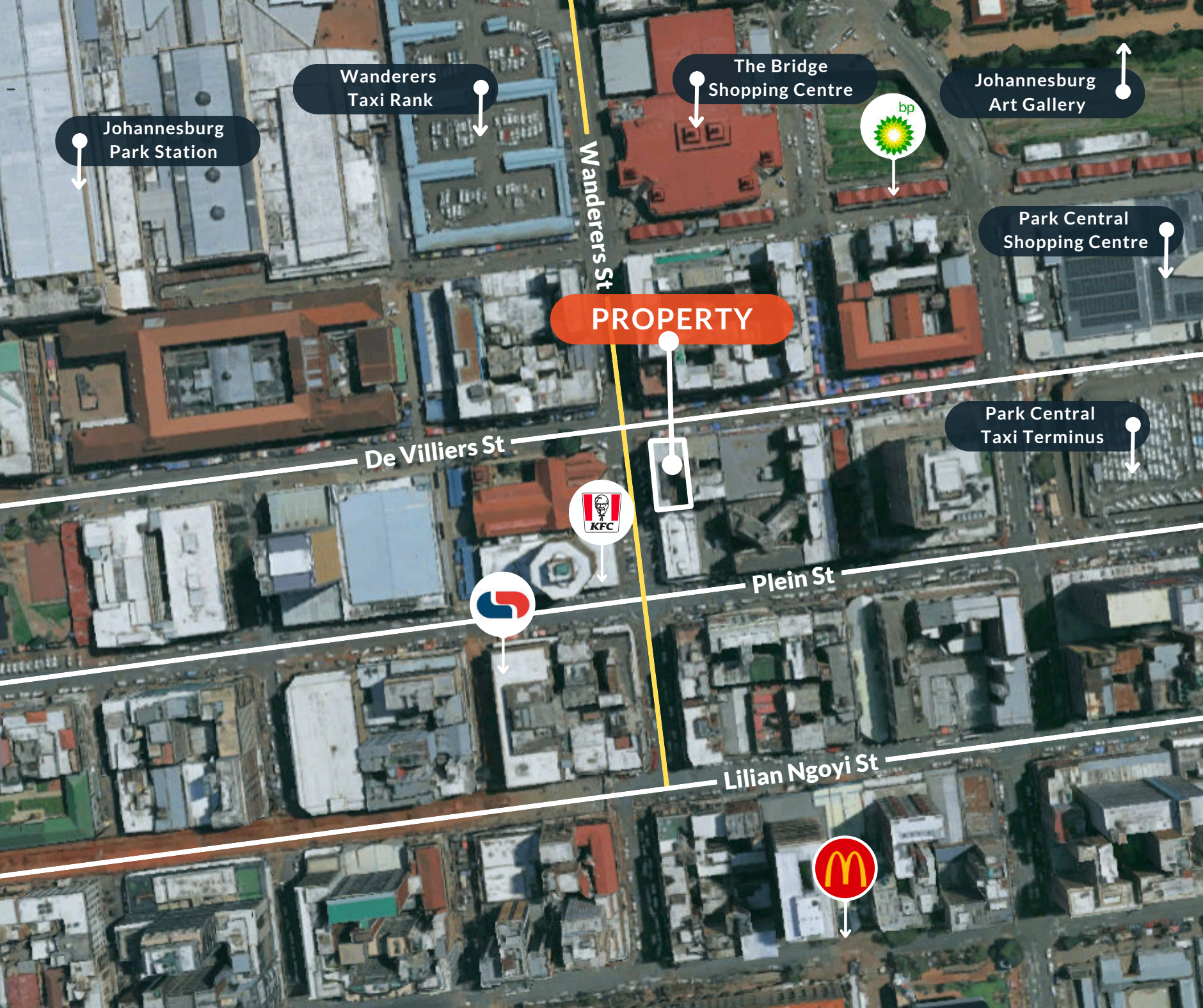
Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, 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.



Johannesburg
Park Station

Wanderers
Taxi Rank

The Bridge
Shopping Centre

Johannesburg
Art Gallery

PROPERTY

De Villiers St

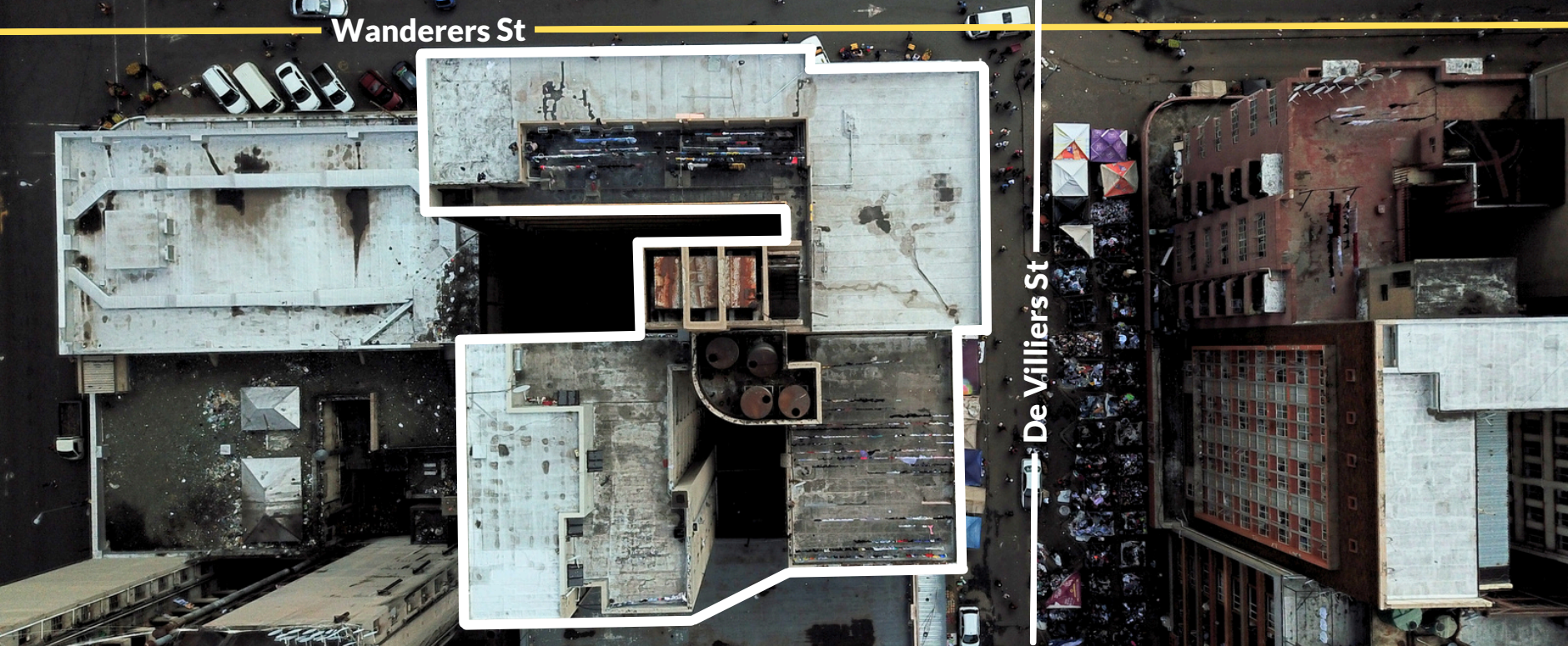
Park Central
Shopping Centre

Park Central
Taxi Terminus

Plein St

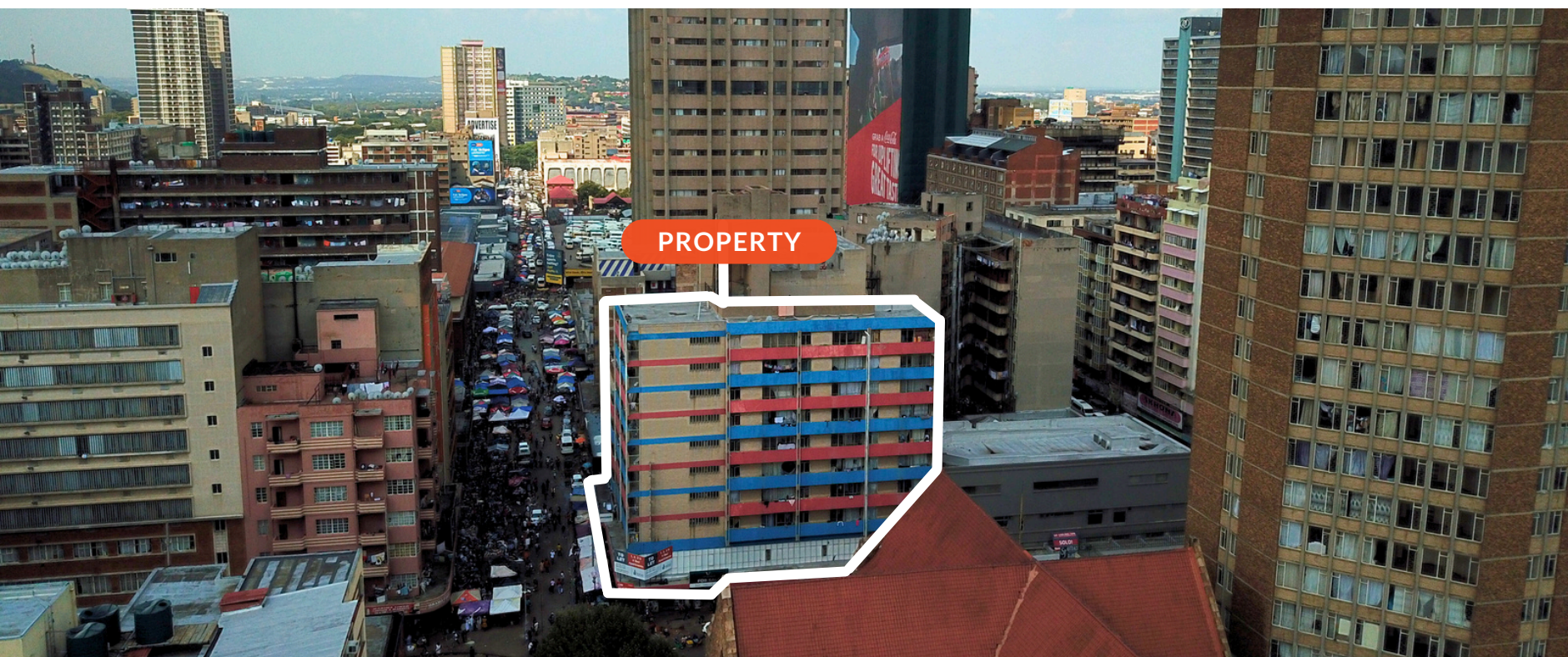
Lilian Ngoyi St

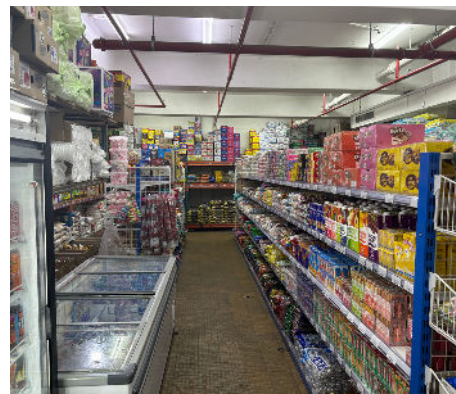
Wanderers St

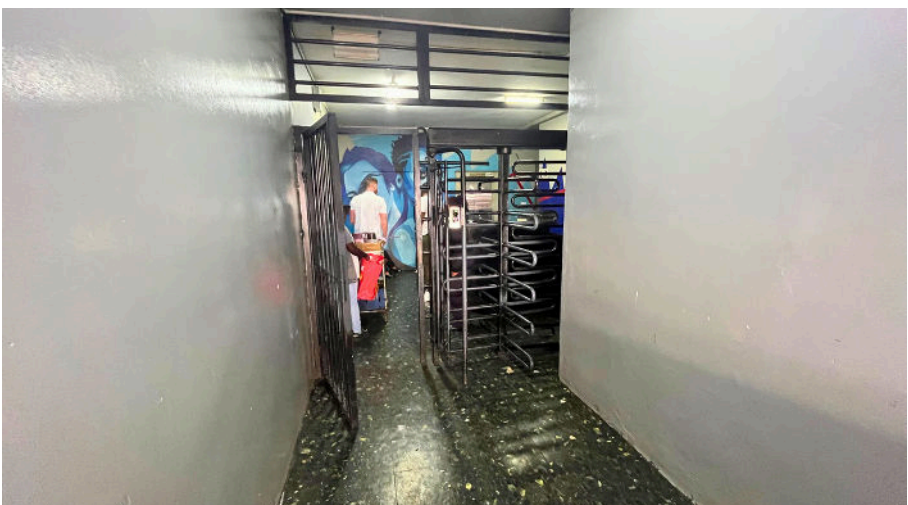
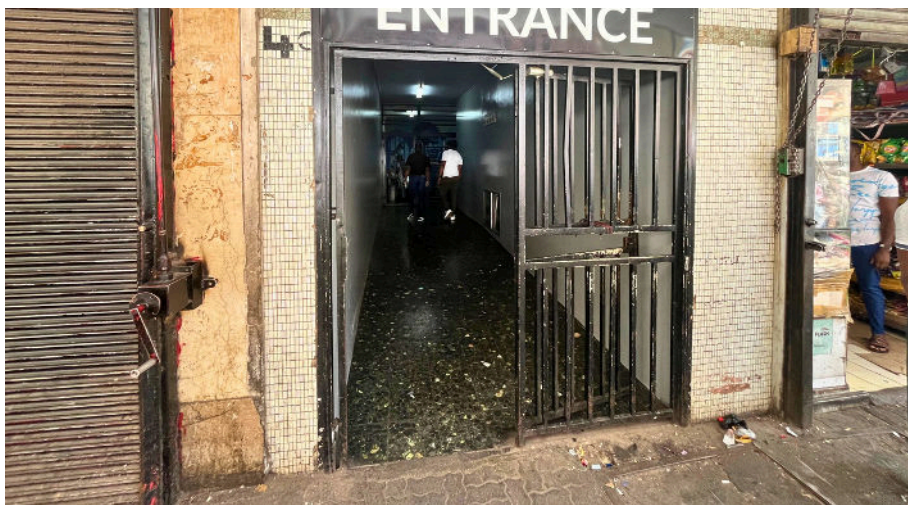


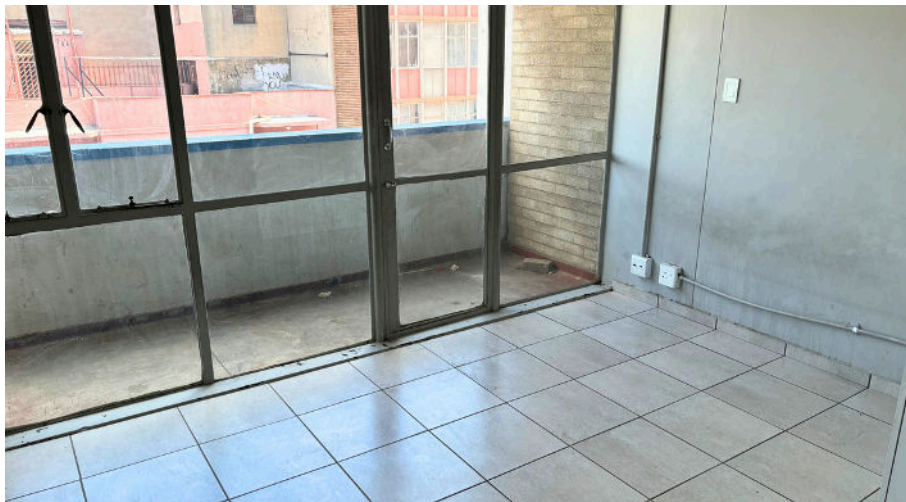
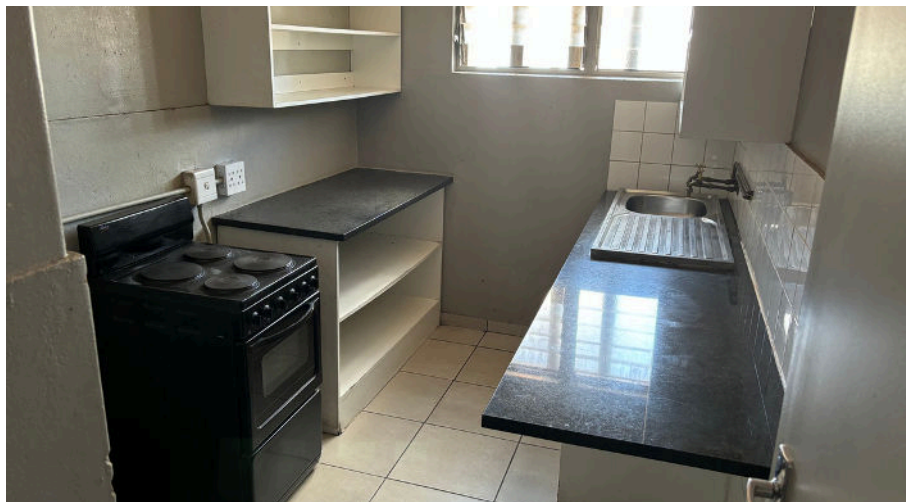
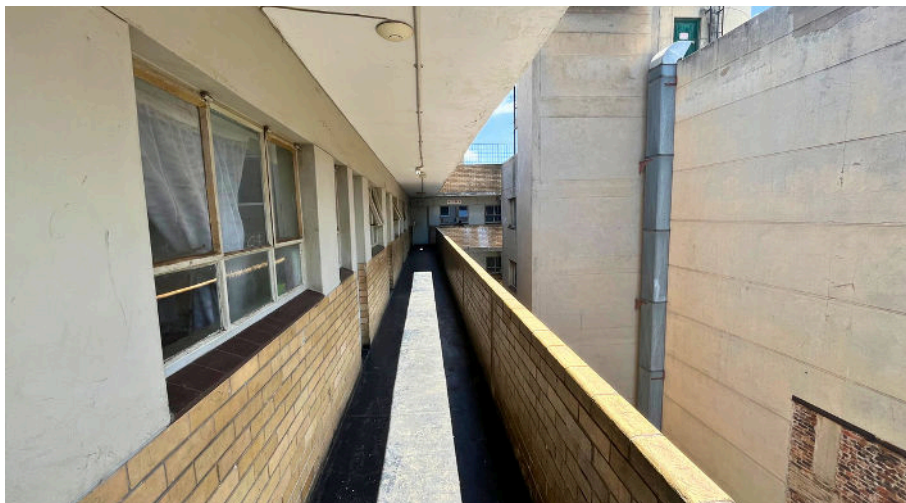
PROPERTY

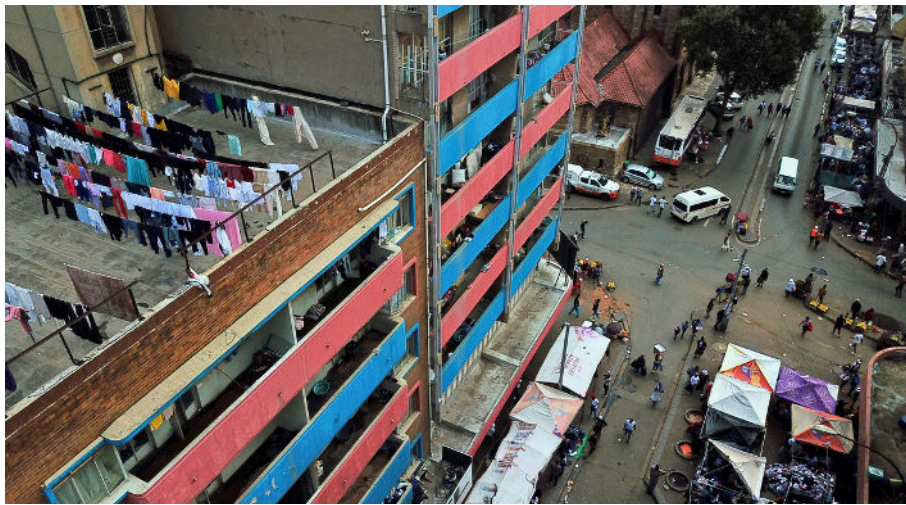
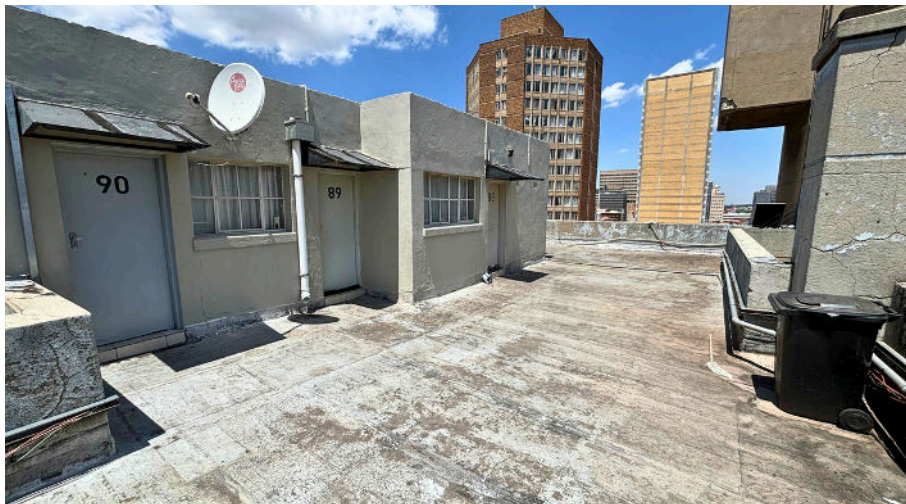












Why Buy on Auction?

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

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 6% 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.