

08 May 2025 @ 12h00 King David Mowbray Golf Club, 1 Raapenberg Road, Mowbray, Cape Town

Viewing By Appointment

Registration Fee: R50 000 (Refundable Deposit)

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Investment Rationale

Office is located on the prominent and busy Loop Street

Building has a manned security / reception area upon entrance

Office layout comprises enclosed meeting rooms & an open plan layout

Parking available on Pepper Street, walking distance to office

Large windows allow natural light to flow into the office space

Property Information

Total GLA 347m²



The Low Down

| Registered Owner | Beadica 255 CC |
|---------------------|------------------------------|
| Registration Number | 2010/173266/23 |
| VAT Registered | Yes |
| VAT Number | 4840257663 |
| ERF Number | Section 19 SS Graphic Centre |
| Total GLA | 347m² |
| Township | Cape Town |
| Zoning | Mixed-use |

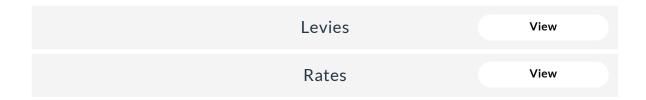
| MUNICIPAL INFORMATION | |
|-----------------------|-------------------|
| Municipality | City of Cape Town |
| Monthly Rates | ± R6,142 |

| TITLE DEED INFORMATION | |
|------------------------|-------------------|
| Number | ST3418/2011 |
| Registration Date | 16 March 2011 |
| Municipal Area | City of Cape Town |

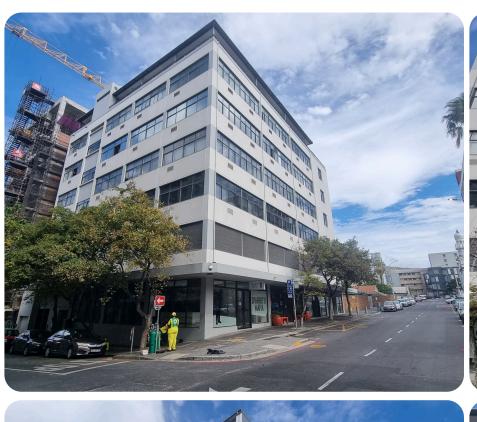


DATA ROOM

Access all relevant supporting documents





















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Potential Bargains

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Fair Market Value

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Opportunity for Profit

Exclusivity

Sellers' Motivation

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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

R50,000 (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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