

ON AUCTION

Galetti



Established Lodge & Spa

1 Graafwater Road, Clanwilliam, South Africa

08 May 2025 @ 12h00

King David Mowbray Golf Club, 1 Raapenberg Road, Cape Town

Viewing By Appointment

Registration Fee: R50 000 (Refundable Deposit)



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Investment Rationale

This property in Clanwilliam is a heritage building and is located in one of the oldest towns in South Africa

Property is a well established lodge and spa

The property offers 32 en-suite guest rooms and a conference room

The formal dining area can seat roughly 150 guests for weddings and events

Shopping centre and hospital are located 1,5km away from the lodge and the lodge is a 5 minute drive from the Clanwilliam Dam, known for its water sporting activities

Voted Best Historical Hotel by Haute Grandeur Global Hotel Awards in 2016 and 2017

Property Information

GLA

± 2,684m²

Bedrooms

32 en suite rooms

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The Low Down

Registered Owner	Clanwilliam Lodge and Spa Pty Ltd
VAT Registered	No
ERF Number	Erf 2721, Clanwilliam
ERF Size	5,054m ²
GLA	2,684m ²
Township	Clanwilliam
Zoning	Business 1

MUNICIPAL INFORMATION

Municipality	City of Cape Town
Monthly Rates	± R8,489

TITLE DEED INFORMATION

Number	T101937/2005
Registration Date	2005/12/14
Municipal Area	City of Cape Town

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*All amounts are exclusive of VAT

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Financial Breakdown

EXPENSES	
Property Rates	R101,866
Levies	R120,986
Water	R134,484
Sewerage	R69,255
Refuse	R49,026
Gross Annual Expenses	R475,617

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*All amounts are exclusive of VAT

D A T A R O O M

Access all relevant supporting documents

Municipal Account	View
Floor Plans	View
Room Descriptions & Rates	View
Title Deed	View
Zoning Certificate	View

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PROPERTY

De Kelder Pub & Grill Clanwilliam

Shell

Graafwaterweg

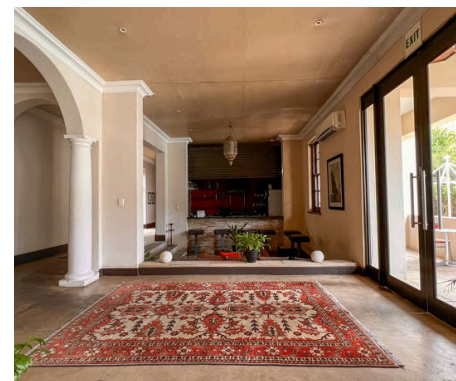
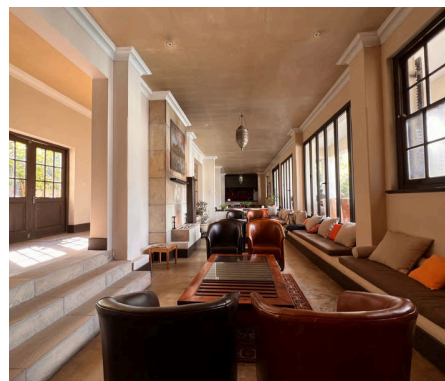
Pharmacy at SPAR Sederkem

Afrikaans Protestant Church

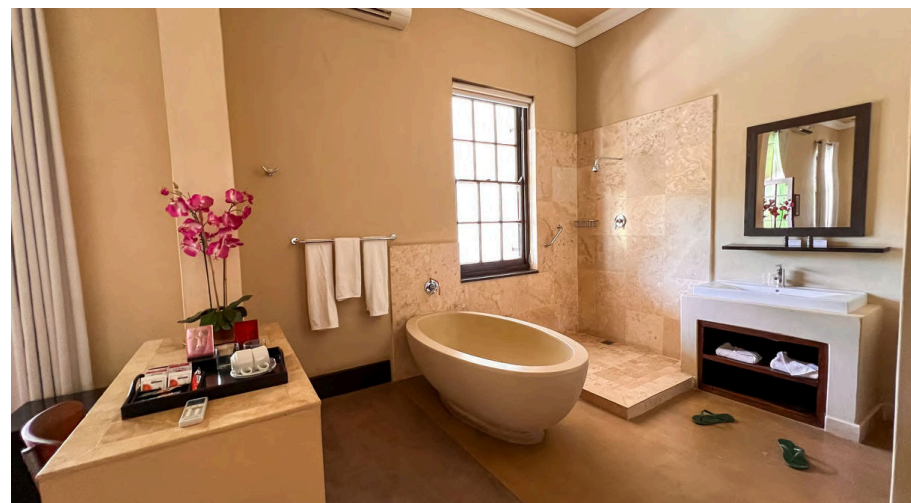
Augsburg Landbougimnasium

SUPERSPAR Clanwilliam









Why Buy on Auction?

Potential Bargains

Variety

Transparency

Fair Market Value

Fast Transactions

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.



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.