



RYNCOR PROPERTIES

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PROPERTY GUIDE



PRIME COMMERCIAL PROPERTY WITH RENTAL INCOME OPPORTUNITY

4015 SQM

TENDER CLOSING DATE: Friday, 28 February 2025 @ 12:00

VIEWING: Only by appointment

CONTACT: Jacques van Wyk Cell: 082 441 2052 or Tel: (012) 546 8409 / 11

ADDRESS: 301 - 303 Surrey Avenue, Ferndale, Pretoria

Buyers Commission: 7.5%

R20,000.00 Refundable Registration Fee

Bank: ABSA, Branch: Pretoria North, Branch code: 632005, Account Number: 4066462915

Jacques van Wyk
(082) 441 2052 | info@ryncor.com

HOW IT WORKS

OBTAIN INFORMATION

- Visit our website to view the desired property.
- Communicate any questions you may have with us.
- Schedule a viewing appointment.

SUBMIT OFFER

- Register, create a profile and place your offers on our website.
- Or download the offer to purchase from our website and email it to info@ryncor.com.
- Or drop the tender off at your nearest Ryncor tender box.

CONFIRMATION

- The sale is subject to confirmation by the seller.
- A 10% deposit is paid into the Ryncor Properties trust account.
- If the offer is accepted, guarentees are paid within 30 business days.

REGISTRATION OF TRANSFER

- Congratulations on aquring your new property.



PROPERTY INFORMATION

Name:	Prime Commercial Property
Property Type:	Freehold
Street Number:	301 - 303
Street Name:	Surrey Avenue
Suburb:	Ferndale
Province:	Property
Sector:	Residential
Co-ordinates:	-26.094093 / 27.998846
Erf Size:	4015 SQM

Property Description:

Location & Surroundings

Located in the bustling suburb of Ferndale, this prime property offers excellent accessibility to major business hubs, key transport routes, and local amenities. Ferndale is a vibrant area known for its blend of commercial and residential activity, making it a highly sought-after location for business opportunities.

Property Details

- Extent: 4,015 m²
- Accessibility: The property has direct access from Surrey Street and offers ample on-site parking and potential for future enhancements or developments.

Accommodation Description

Main Building

- Gross Lettable Area:
 - Office Use: 630 m²
 - Covered Entrance: 22 m²

The main building is configured for office use, providing flexible layouts suitable for various business operations. The covered entrance adds functionality and aesthetic appeal, offering a welcoming and sheltered entry point.

Outbuildings

- Staff Bathroom & Store: 19 m²
- Covered Patio: 10 m²

The outbuildings include a staff bathroom and a practical storage space, supporting the operational needs of occupants. The covered patio is a versatile space ideal for outdoor activities, informal meetings, or breaks.

Current Tenant

The property also includes a tenant who operates a kindergarten office in the back space. The tenant has expressed their willingness to continue renting the space under the new ownership, providing immediate rental income for prospective buyers.

Key Features

- Spacious Lot: The 4,015 m² extent offers significant potential for parking, landscaping, or additional development.
- Versatile Layout: A mix of office, storage, and ancillary facilities ensures maximum flexibility for diverse business requirements.
- Immediate Rental Income: With an existing tenant in place, new owners can benefit from a steady rental income from day one.
- Prime Location: The property's strategic location ensures ease of access for employees, clients, and suppliers alike.

Potential Use

The property is perfectly suited for office-based businesses, mixed-use developments, or as an investment property with existing rental income streams. The large lot size also allows for future expansion or redevelopment opportunities.

The auctioneers have taken the greatest care to ensure the accuracy of information received, and cannot be held responsible for any errors or omissions in this whole document.

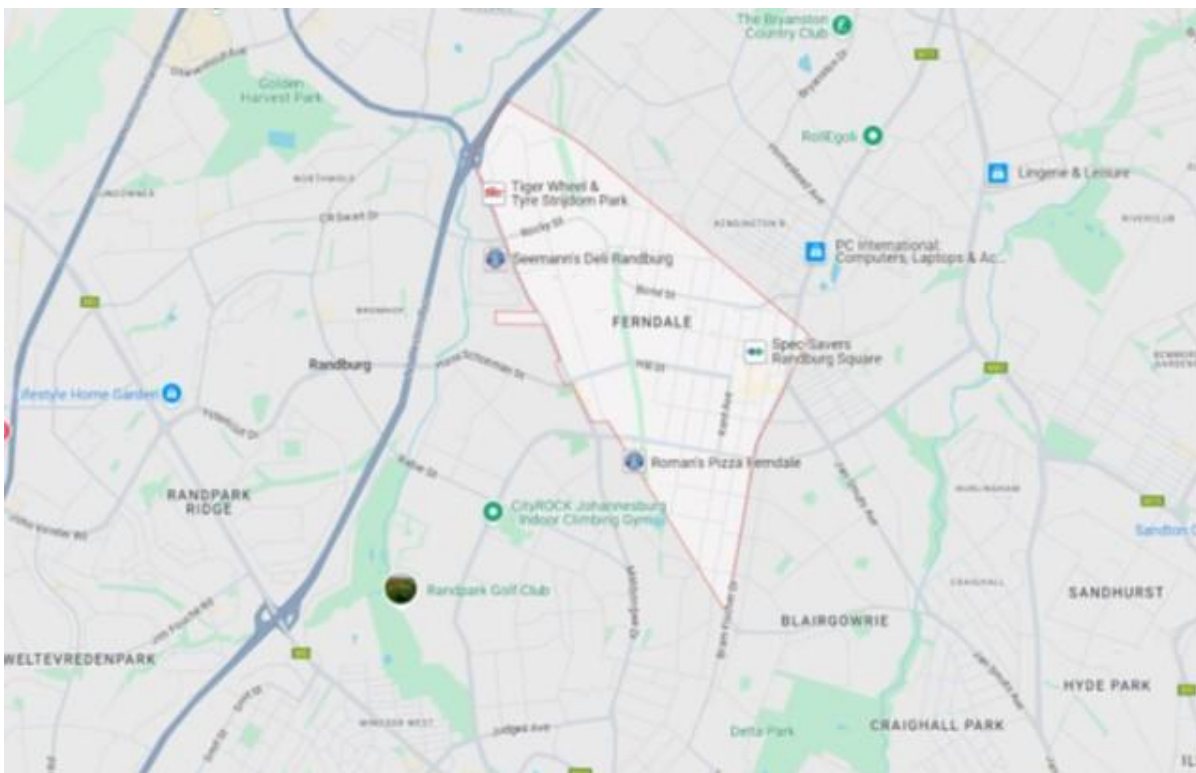


PROPERTY MAPS

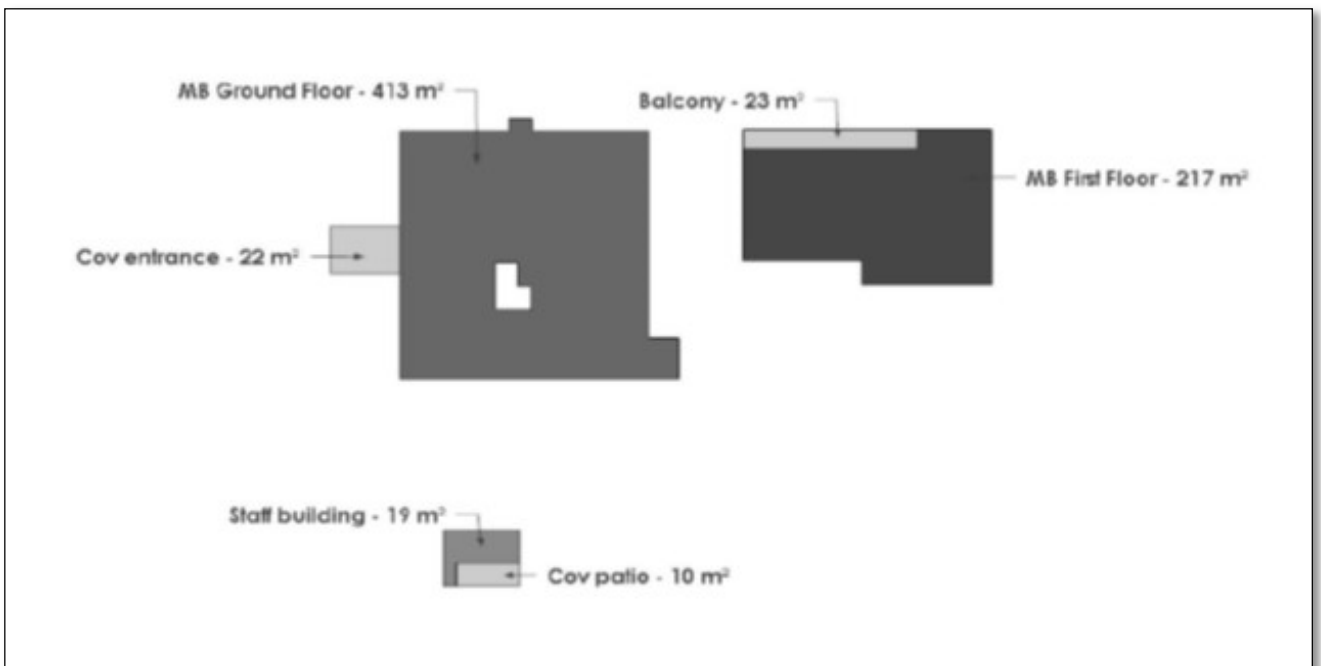
Arial View:



Map View:



LAYOUTS



PHOTOS



PHOTOS



PHOTOS

