



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



Timed Online Auction

MARLEE TRISHIA PROPERTIES (PTY) LTD (IN LIQUIDATION) MD000006/2026

6 Samora Machel Street (cnr Petroleum Street) Nelspruit Ext 8

(Erf 3542 – measuring 1 927 m2)

On instruction from and on behalf of the Joint Liquidators of the above-mentioned business we will bring to auction this tenanted commercial/industrial property in the heart of Nelspruit's CBD. The property will be offered for sale via a **Timed Online Auction starting on Monday 24 August 2026 at 10h00 and closes on Thursday 27 August 2026 at 10h00**. All interested bidders are required to register on our website www.parkvillage.co.za in order to bid. Please note there is a refundable registration fee of R15 000.00 required to participate in the auction bidding.



 www.parkvillageauctions.co.za

 6 Samora Machel Street, Nelspruit Ext 8

 Debbie Scholes
011 789 4375 // 066 586 2233

 auctions@parkvillage.co.za



PARK VILLAGE AUCTIONS

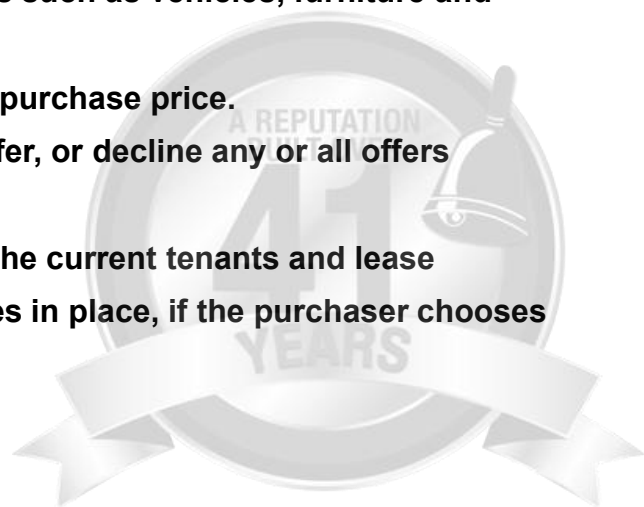
Trusted by banks, respected by buyers



Auction Summary

Please Note:

- A Deposit of 10% of the Purchase Price, plus Agent's Commission of 6% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Liquidators.
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Purchaser will be liable for 15% VAT on top of the purchase price.
- The Joint Liquidators reserve the right to accept an offer, or decline any or all offers submitted.
- This winning bidder may purchase the property with the current tenants and lease agreements in place or alternatively without any leases in place, if the purchaser chooses to do so.



www.parkvillageauctions.co.za



6 Samora Machel Street, Nelspruit Ext



Debbie Scholes

011 789 4375 // 066 586 2233



auctions@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



Conditions of Sale

Bidders Deposit: 10% of the Purchase Price payable on Submission of the Offer

Commission: Buyer's Commission of 6% plus VAT payable on Submission of the Offer

Occupation: Date of Registration of Transfer

Risk, Control & Insurance: The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

VAT: VAT is payable on the purchase price, and transfer costs to be paid.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



www.parkvillageauctions.co.za



6 Samora Machel Street, Nelspruit Ext



Debbie Scholes

011 789 4375 // 066 586 2233



auctions@parkvillage.co.za



Offering a tenanted double-storey light industrial building and a free-standing single storey building with own driveway entrance gate.

The main Double-Storey Workshop Building:

With access from the public pavement area on the corner of the property, via a glazed double door secured with a steel roller garage door in front thereof, the building is comprised on the upper-ground floor of a street front retail shop with ancillary offices, a kitchen and cloakrooms currently utilized as a place of worship and occupied by the “Jesus Christ is the Lord Universal Church”.

A driveway gate on Petroleum Street gives access to the yard area at the back of the building leading to the lower ground floor of the building occupied by “Rev Auto Works” and comprising a mechanical workshop with ancillary offices, staff kitchen, cloakrooms and ablution facility, storerooms and IBR roofed storage and work areas.

An industrial-type steel roller garage door on Samora Machel Street give access to the front part of the workshop on the lower ground level, which is currently utilized by “Eagle View Academy” as an exam hall or matric re-write centre.

Flooring: Painted reinforced concrete, ceramic floor tiles

Walling: Plastered and painted brick, dry-wall partitioning, ceramic tiles

Ceiling: Painted reinforced concrete, suspended ceilings and painted ceiling boards



Located at the front of the building on Petroleum Street are steel-framed shade net parking for two cars plus an additional two open parking bays.

Secondary Single Storey Building:

Located at the back of the property with driveway access from Petroleum Street via a steel palisade sliding gate is a single-storey industrial type building of face brick walling under a pitched IBR roofing structure fitted at the front thereof with five single roll garage doors comprising garage type storage units and office with kitchen and cloakroom.

Main Workshop Building and Offices:	1 168 Square Metres
IBR roofed Storage / Workshop Areas:	126 Square Metres
Single Storey Storage Garages and Office:	320 Square Metres
IBR roofed Storage / Workshop Area:	160 Square Metres
Shade Net parking:	18 Square Metres
Total:	1 792 Square Metres

Monthly Rates R7 540.64





PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6% Buyers commission plus VAT** is payable on the Immovable property on the fall of the hammer.
2. **10% Deposit** is payable on the Immovable property on the fall of the hammer.
3. **21 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign all relevant offer to purchase agreements.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit if payment is not received.





CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



Unit No. 10, Ferndale Mews North, Cnr Oak Ave & Dover Road, Ferndale,
Randburg 2194. PO. Box 2871, Randburg 2125



auctions@parkvillage.co.za



www.parkvillageauctions.co.za



011 789 4375



066 586 2233



PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

