



ON AUCTION

**CECIL NURSE, 111 PRESIDENT REITZ AVE
BLOEMFONTEIN**

15 JULY 2025 | 11 AM

THE AUCTION WILL TAKE PLACE AT ANTA BOGA HOTEL



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CONDITIONS OF SALE

- Have to be registered to participate in auction.
- Not subject to finance, however, preapproval can be provided.
For finance contact Mortgage Max - Marlucia 083 465 6883.
- 10% + VAT deposit payable immediately after the fall of the Hammer.
- 60 days to deliver guarantees.
- Auctioneers commission 10% + VAT on top of the bid price.
- Acceptance period - 14 days after the sale – Seller may confirm on day of the auction.
- Electrical Certificate - Seller's responsibility.
- All outstanding water and electricity bills for the seller's pocket.
- The property is registered in a company that is a VAT vendor,
the sale of property is subject to VAT.

General Information

Property Address	111 President Reitz Westdene 9301 Bloemfontein
Property Type:	Full Title
Erf Number:	174
Portion Number:	0
Extent:	605 m ²
GPS Coordinates:	-29.10826,26.20903

Title Deed Information

Title Deed Number:	T12471/2015
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Municipality Information

Municipality:	Mangaung
Province:	Free State

Expenses

Rates & Taxes:	R 6 910.00 per month
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Property Description

Cecil Nurse

Welcome to this versatile and secure commercial property, ideally suited for a retail or office operation. Located in a prominent area, this property offers a well-thought-out layout and practical features to support daily business activities and staff comfort.

This is a prime investment property with a national tenant and long term lease. This property boasts a nett income of R 50 000 per month with a annual escalation of 5%.

Key Features:

- **Secure Entrance:**
Controlled access through an intercom gate ensures safety and professionalism from the moment you arrive.
- **Reception Area:**
A dedicated reception area provides a welcoming space for clients and visitors.
- **Large Retail Floor:**
Spacious and well-positioned for product displays, customer service, or showroom use.
- **Main Office/Boardroom:**
Equipped with air conditioning, perfect for meetings or executive use.
- **Open Plan Office Space:**
Flexible layout for team collaboration and optimal workflow.
- **Staff Quarters:**
Convenient accommodation or rest space for on-site personnel.

- Kitchen:
Functional and centrally located, ideal for staff use.
- Private Office:
One enclosed office space with air conditioning for focused work.
- Sanitary Facilities:
Two staff toilets to accommodate daily operations.
- Secure Staff Parking:
Parking area enclosed with devil's fork fencing for added protection.
- Storage Solutions:
Two separate storage rooms also secured with devil's fork fencing.
- Fire Safety:
Multiple fire extinguishers installed around the property for safety compliance.
- Energy Efficiency:
Equipped with solar panels, promoting sustainability and cost savings.

This property combines convenience, security, and professional appeal—ideal for a business seeking a ready-to-operate space with modern amenities.

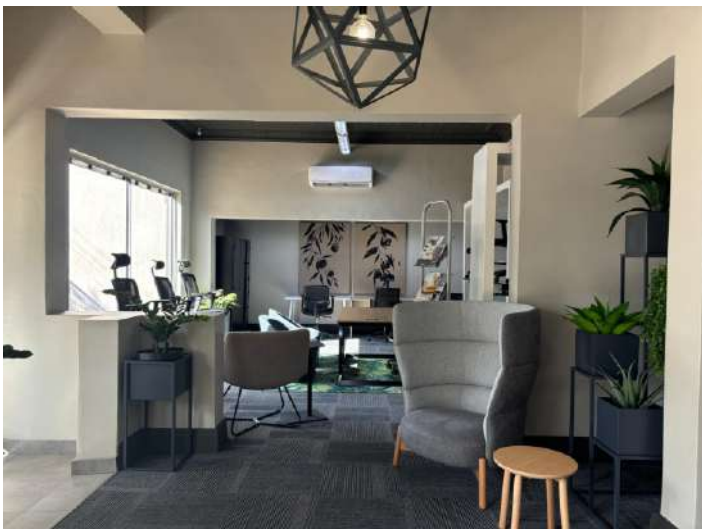


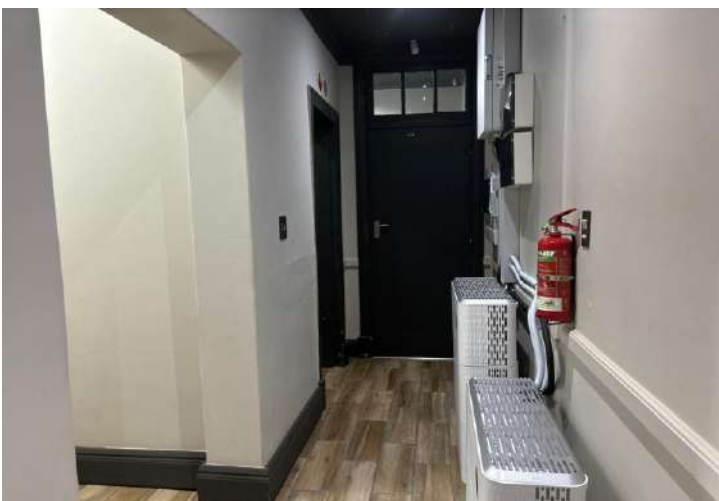
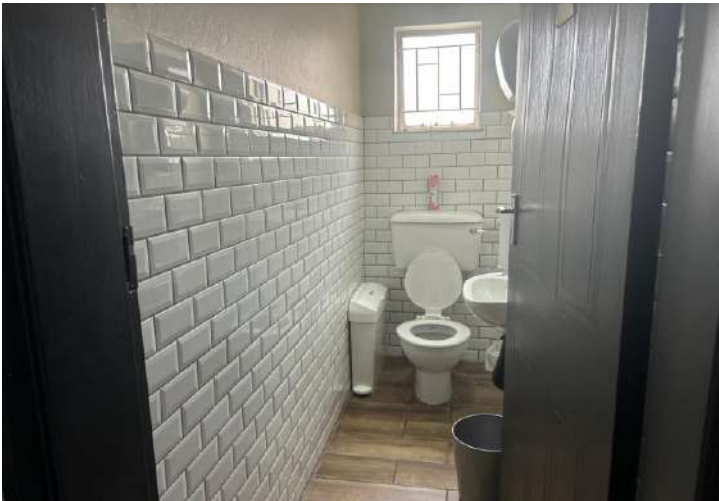
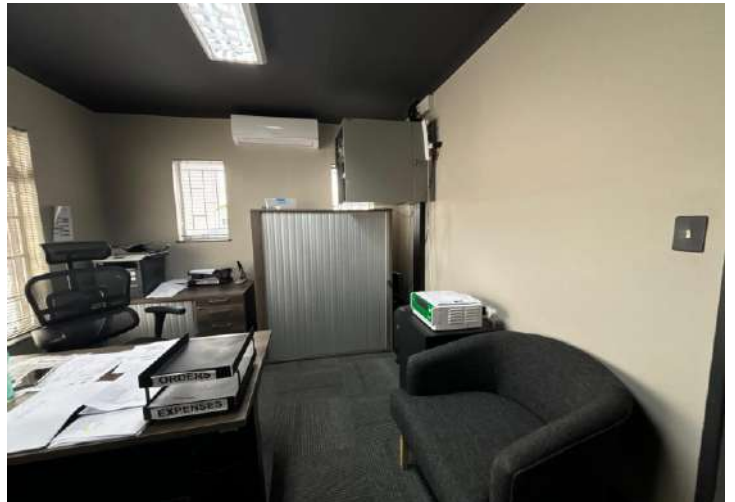
Cecil Nurse – Property Features

- - Entrance with intercom gate
- - Reception
- - Large retail floor
- - Main office/boardroom with air conditioning
- - Open plan office space
- - Staff quarters
- - Kitchen
- - 1 office with A/C
- - 2 staff toilets
- - Staff parking space with devil's fork
- - 2 storage rooms with devil's fork
- - Multiple fire extinguishers surrounding property
- - Solar panels











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