

INFORMATION PACK

FOR

RETAIL / COMMERCIAL / RESIDENTIAL **INVESTMENT OPPORTUNITY** **BROOKLYN LODGE**

209 BRONKHORST STREET, NIEUW MUCKLENEUK, PTA



ON SITE AUCTION – Tuesday, 14 March @ 11h00

Pieter 084 8800 165 | pieter@bideasy.co.za

Dehan 073 154 1745 | dehan@bideasy.co.za

Property Information

Title Deed Information –

Erf 218/1, NIEUW MUCKLENEUK, GAUTENG – JR

Known As: 308 TRAM STREET, NIEUW MUCKLENEUK, PRETORIA

Title Deed: T22830/2005

Extent: 1265m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller IS registered for VAT

Zoning: SPECIAL

Property Information

LOCATION! LOCATION! LOCATION! – RETAIL / COMMERCIAL / RESIDENTIAL

Brooklyn Lodge is ideally located in the upmarket business suburb of Brooklyn, one of Pretoria's most sought-after areas. Situated only 400m from Brooklyn Mall, 5km from Pretoria Gautrain & train stations, 3 km from Loftus, and within 5 km of a handful of Hospitals and Medical Centers. This property is also near Embassies and Government Offices.

Brooklyn Lodge is a Guest Lodge, Conference Centre & Restaurant with excellent investment potential. **The possibilities are endless.**

The lodge will be sold LOCK STOCK AND BARREL.

The Lodge is currently a hospitality property and guest lodge but can be converted into a mixed-use retail and residential center. There are ample business opportunities for the idealistic investor.

This unique property consists of a ground, first, and second floor. The ground floor comprises of a Restaurant, Bar & Deli, and 3 Conference Rooms. The first floor consists of 15 individually decorated rooms / suites and a manager's room. The second floor consists of a beautiful 4-bedroom penthouse and a 1-bedroom apartment with ample outdoor patio space and spectacular 180-degree views over the city.



ACCOMMODATION

There are 15 bright spacious guest rooms and suites on the **1st floor**. Each room has a TV with DSTV channels, free Wi-Fi, air-conditioning, a mini bar, a tea & coffee making facility, and a private patio. There is also a manager's room with a bachelor's layout (without a kitchen).

There is a beautiful 4-bedroom penthouse on the **top floor** that has a roomy open-plan layout with a spacious kitchen (separate scullery and pantry), lounge, and dining area. The main bedroom has an ensuite bathroom. The other three bedrooms share a bathroom. The penthouse also leads out onto various spacious private patios with spectacular views over the city. The penthouse is currently occupied by the owner but is also an income-generating opportunity.

There is also a lettable 1-bedroom apartment on the top floor with a kitchen, lounge, and bathroom with a private courtyard and spacious patio.

There are 4 water tanks for water storage and there is ample space on top of the penthouse for solar panels.



POTENTIAL INCOME GUEST ROOMS

ROOM NUMBER	PRICE PER ROOM PER NIGHT	R200 PER EXTRA PERSON	AVERAGE PER NIGHT	AVERAGE GROSS PER MONTH (75% OCCUPANCY)	GROSS PER ANNUM (75% OCCUPANCY)
1	R 1 450.00	R 1 550.00	R 1 500.00	R 34 222.50	R 410 670.00
2	R 1 250.00	R 1 450.00	R 1 350.00	R 30 800.25	R 369 603.00
3	R 1 250.00	R 1 450.00	R 1 350.00	R 30 800.25	R 369 603.00
4	R 1 250.00	R 1 250.00	R 1 250.00	R 28 518.75	R 342 225.00
5	R 1 250.00	R 1 250.00	R 1 250.00	R 28 518.75	R 342 225.00
6	R 1 450.00	R 1 550.00	R 1 500.00	R 34 222.50	R 410 670.00
7	R 1 450.00	R 2 050.00	R 1 750.00	R 39 926.25	R 479 115.00
8	R 1 250.00	R 1 850.00	R 1 550.00	R 35 363.25	R 424 359.00
9	R 1 250.00	R 1 850.00	R 1 550.00	R 35 363.25	R 424 359.00
10	R 1 250.00	R 1 850.00	R 1 550.00	R 35 363.25	R 424 359.00
11	R 1 450.00	R 2 050.00	R 1 750.00	R 19 963.12	R 239 557.50
12	R 1 450.00	R 1 450.00	R 1 450.00	R 33 081.75	R 396 981.00
14	R 1 450.00	R 1 650.00	R 1 550.00	R 35 363.25	R 424 359.00
15	R 1 450.00	R 1 650.00	R 1 550.00	R 35 363.25	R 424 359.00
1 Bed Apartment	R 1 450.00	R 2 050.00	R 1 750.00	R 19 963.12	R 239 557.50
Penthouse	Owner Occupied			Estimated R40kpm	R 480 000.00
					R 6 202 002.00

CONFERENCE FACILITIES

Brooklyn Lodge offers 3 conference rooms that can accommodate from 10 to 130 delegates.

Room 1: Zoe's

Seats 10 to 15 pax

Room 2: Evan & Andreas

Seats 15 to 35 pax

Room 3: Africa Room

Seats 35 to 130 pax

POTENTIAL INCOME CONFERENCE ROOMS

CONFERENCE ROOM	PRICE PER CONFERENCE ROOM (VENUE HIRE ONLY)	PRICE PER DELEGATE (1 TEA & BUFFET LUNCH)
Room 1: Zoe's	R 1 500.00	R 330.00 PER DELEGATE (1 – 15)
Room 2: Evan & Andreas	R 2 700.00	R 300.00 PER DELEGATE (16 – 40)
Room 3: Africa Room	R 3 500.00	R 270.00 PER DELEGATE (40 – 130)

RESTAURANT

The sidewalk restaurant has an operational bakery and is perfectly positioned at the front of the building on the ground floor with a well-appointed bar & deli that opens out onto street level with seating available for guests.

The kitchen of the restaurant is fully equipped (gas stove) and has a cold room and freezer room.

PROPERTY DESCRIPTION:***Guest Lodge Room Features:***

- Spacious Bedroom/s
- Bathroom with shower/bath or both
- TV with DSTV channels
- Wi-Fi
- Air-conditioning
- Mini-bar fridge
- Tea & coffee making facility
- Room Safe

Penthouse Features:

- 4 Bedrooms
- 2 Bathrooms
- Spacious Kitchen
- Scullery
- Pantry
- Dining Room
- Living Room
- Walk-in closet (main bedroom)
- Spacious Patios
- Aircon

Apartment Features:

- 1 Bedroom
- 1 Bathroom
- Kitchen
- Living Room

Other property features:

- Rooftop patio with braai facility
- Industrial Kitchen (Gas) with a Cold room and Freezer room.
- Cafe & Restaurant - fully licensed Bar and Deli
- Operational Bakery
- Office
- His/hers Guest Toilets
- 4 Storerooms
- 3 Conference Rooms
- Laundry Room
- Smoke Detectors
- 3-Phase power

Rates & Taxes: ±R27 162.69 p/m

Photos

Restaurant, Bar & Deli





Conference Rooms



Guest Rooms



Penthouse





Apartment



ITEMS EXCLUDED FROM THE SALE

All fixture and fitting of the Brooklyn Lodge are included in the sale price unless added to this list of Excluded items from the sale.

Private furniture and paintings located in the penthouse residence.

Excluded from the Sale:

Everything in the Penthouse residence

Paintings in the Guest house:

Bushman Fisherman, Roses, Mother & Child and book cover print all by Anita van der Merwe

Wine Farmers by Roussow

Mother and Child Ben Zolgia

Ballerina by Marie Vermulen Breedt

Landscape by Ignatius Marx

Michael Mopolo pencil drawing (Room 11)

Claerhout Paintings x 2 (Room 7, Reception)

Lady Farm Workers Room 9

Furniture:

Burr Veneer octagonal diningtable with 8 x Ostrich leather & Burr Painted chairs

Bamboo Dinner Table, 8 x queen Anne chairs & Display Unit (reception),

Buffet Unit (Room 7), Buffet Unit Zoes Conference, Green Marble Buffet Unit room 15 with round side table and "bowl " table

Angel Lamps (Room 1), Crane Lamps (room 11 & 15) Turtle and Frog Statues

Bed and pedestals Room 15, Room 9, Room 7

Grandfather Clock

Room 15 & room 14 Persian Carpet

Couches 14 and 15

Couch room 7 and house

Leather armchairs Room 11 & 15

Diamond Inlay Cabinet Black and Yellow Wood

Zoes Walking Stick / entrance side board

Zoes Glass Display Cabinet

Room 12 Tv Table

Octagonal yellowwood coffee table Room 15

Elephant torchiera round stone Room 15

Metal TV Stand Room 15

Elephant acrobat lamps room 12

Room 9 Lamps Walnut barley twisted

5 x Otrich Leather Yellowwood Breakfast Stools

Bakalowits and Sons Chandelier in Penthouse

Mercedes Vito van

Angelo's Tools

1 x LG fridge in reception

1960's Hamilton Beach Milkshaker

1 safe from store room

Pot plants throughout the building

KODE 3 PRETORIA -DORPSBEPLANNINGSKEMA 1974
 CODE 3 TOWN-PLANNING SCHEME

BYLAE ANNEXURE B 3896 WYSIGINGSKEMA AMENDMENT SCHEME 5476 VEL SHEET 5 VAN OF 7 VELLE SHEETS

PORTION 1 OF ERF 218, NIEUW MUCKLENEUK

USE ZONE XIV: SPECIAL

The erf shall be used only for the purposes of shops, offices, residential buildings, places of refreshment, places of entertainment and, with the consent of the City Council, other uses; subject to the following conditions:

1. The total coverage of buildings shall not exceed 60% of the area of the erf.
2. The height of buildings shall not exceed 3 storeys.
3. The floor space ratio shall not exceed 1,2.
4. (1) A site development plan and landscape development plan, if required by the City Council, compiled by a person suitably qualified to the satisfaction of the City Council, shall be submitted to the City Council for approval prior to the submission of building plans.
- (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the City Council.
5. Demarcated parking spaces with a permanent dust-free surface, together with the necessary manoeuvring space, shall be provided and maintained on the erf to the satisfaction of the City Council as follows:
 - (1) Shops: One parking space per 56 m² of the gross floor area of the shops and their appurtenances such as offices used in conjunction therewith, store-rooms, cloak-rooms, corridors, etcetera.

GOEDGEKEUR / APPROVED

AFGEKONDIG OP:
 PROMULGATED ON: 27/09/1995

KENNISGEWINGSNUMMER:
 NOTICE NUMBER: PBK/LAN 2470

[Signature]
 n. UITVOERENDE DIREKTEUR : STEDELIKE BEPLANNING
 EN ONTWIKKELING
 f. EXECUTIVE DIRECTOR : CITY PLANNING AND DEVELOPMENT

STADSRAAD VAN PRETORIA
 CITY COUNCIL OF PRETORIA

KODE 3 PRETORIA -DORPSBEPLANNINGSKEMA 1974
 CODE 3 PRETORIA TOWN-PLANNING SCHEME
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PORTION 1 OF ERF 218, NIEUW MUCKLENEUK

(2) Offices: One parking space per 116 m² of the gross floor area of the offices and their appurtenances such as store-rooms, cloak-rooms, corridors, etcetera.

(3) Residential buildings:

Blocks of flats:

- (a) 1 Parking space for each flat with three habitable rooms or less.
- (b) 2 Parking spaces for each flat with four habitable rooms or more.
- (c) 1 Parking space per three flats for visitors.

Hotels:

- (a) 1 Parking space per leasable room.
- (b) 6 Parking spaces per 100 m² public floor area.

Residential buildings other than blocks of flats and hotels:
 1 Parking space per 37 m² of bedroom and bathroom accommodation.

Guest house: 1 Parking space per room.

(4) Places of refreshment: 12 Parking spaces per 100m² gross floor area.

(5) Places of amusement: To the satisfaction of the City Council.

Provided that the erf shall be notarially tied with Erf 195, Nieuw Muckleneuk and that parking shall be provided on Erf 195.

6. All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the City Council.

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STADSRAAD VAN PRETORIA
 CITY COUNCIL OF PRETORIA

KODE
CODE 3

PRETORIA

-DORPSBEPLANNINGSKEMA
TOWN-PLANNING SCHEME

1974

BYLAE
ANNEXURE B

B

3896

WYSIGINGSKEMA
AMENDMENT SCHEME

5476

VEL
SHEET 7VAN
OF 7VELLE
SHEETS

PORTION 1 OF ERF 218, NIEUW MUCKLENEUK

7. Entrances to and exits from the erf shall be located, constructed and maintained to the satisfaction of the City Council: Provided that no access shall be allowed to the erf and Erf 195, Nieuw Muckleneuk from Bronkhorst Street.
8. All loading and off-loading activities shall take place on the erf.
9. Permanent physical barriers shall be erected and maintained on the street boundaries of the erf (approved entrances and exits excluded) to the satisfaction of the City Council.
10. A screen wall of at least 2m in height shall be erected on the southern boundary of the erf to the satisfaction of the City Council.

GOEDGEKEUR

/

APPROVED

AFGEKONDIG OP:
PROMULGATED ON:

27/09/1995

KENNISGEWINGSNOMMER:
NOTICE NUMBER:

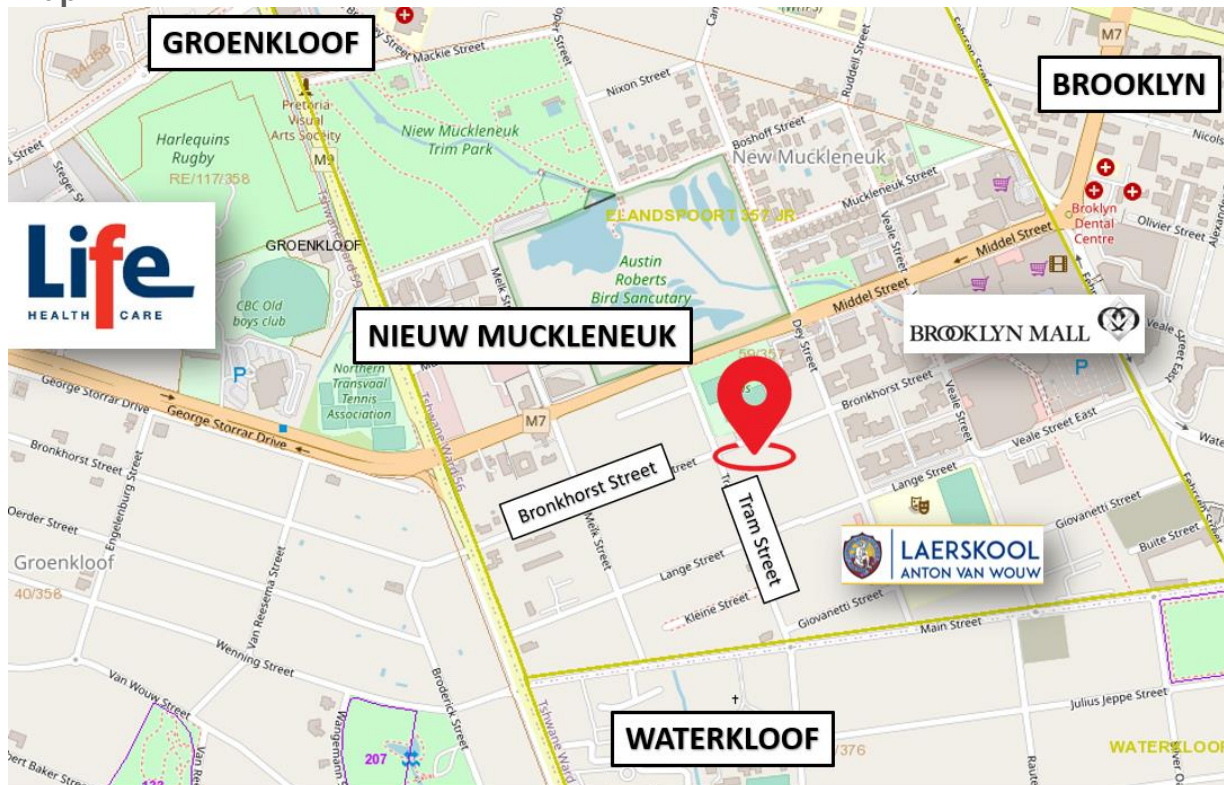
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STADSRAAD VAN PRETORIA
CITY COUNCIL OF PRETORIA

Map



GPS Co-Ordinates 25°46'25.7"S 28°13'46.8"E
-25.773804, 28.229661

Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

084 8800 165

pieter@bideasy.co.za

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