

INFORMATION PACK

FOR

FULLY TENANTED BLOCK OF FLATS WITH RETAIL UNITS

284 DANIE THERON STREET, PRETORIA NORTH



ON SITE AUCTION – Tuesday, 16 July 2024 @ 13h00

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

www.bideasy.co.za

Property Information

Title Deed Information –

	PORTION 1 OF ERF 1797, PRETORIA NORTH, GAUTENG - JR
Known As:	284 DANIE THERON STREET, PRETORIA NORTH
Title Deed:	T123170/2006
Extent:	2176m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller IS registered for VAT
Zoning:	MIXED USE: PART A - BUSINESS 1 / PART B - SPECIAL

Opportunity

We are offering a block of flats in the heart of Pretoria North CBD. The building has 23 units of which 21 are Residential and 2 are Retail.

This building is ideal for student accommodation owing to the growing demand for student housing, the central location (close to schools and educational institutions), and easy access to necessary amenities, medical facilities, and transport routes including public transport.

The building is currently leased to a single lessee who has an agreement to provide student accommodation to students from Tshwane University of Technology (TUT).

In 2009 the seller had Surveyor General Diagrams drafted for the **sectionalizing of the property** in a Sectional Title scheme. These diagrams have been approved; however, the Sectional Title Scheme was not registered. The purchaser has an **opportunity to proceed with the establishment of a scheme**.

This property has the potential to be used as mixed rental residential apartments and has two big offices (234m² + 439m²) which can be used for retail shops.

Property Description

The property has 21 residential units of various configurations, from bachelor apartments to 2- & 3-bedroom apartments. The 2 retail units on the ground floor.

The on-site facilities include a common entertainment room, and there are laundry facilities throughout the building. There are 28 parking bays on site enhancing the living experience and maximizing occupancy rates.

Headlease

There is currently a 1-year **headlease agreement** between the seller and a lessee which started on 1 January 2024 to December 2024, in which the **headlease lessee** is letting the facility solely for student accommodation. The lessee is responsible for administration, maintenance, and repairs of the building. The tenant is also responsible for the payment for the water and electricity consumed on the premises.

The monthly rental income is R140,000 per month.

The property consists of:

- 5 x Bachelor apartments
- 14 x Units comprising of two-bedroom apartments
- 2 X Units comprising of three-bedroom apartments
- 1 Common Entertainment Area
- Two large office spaces / retail shops,
- 28 parking bays on site.

Rates & Taxes: ± R20,702.33

Area Summary

Pretoria North refers to the general area to the North of the City of Pretoria and includes the Wonderboom area to the east of Lavender Road and Akasia to the west of Daan De Wet Nel Drive.

There are various educational institutions, colleges, and universities in the area such as Tshwane University of Technology (TUT) and the Onderstepoort campus of the University of Pretoria Faculty of Veterinary Science which attracts a high density of students. The Wonderboom Airport is also nearby.

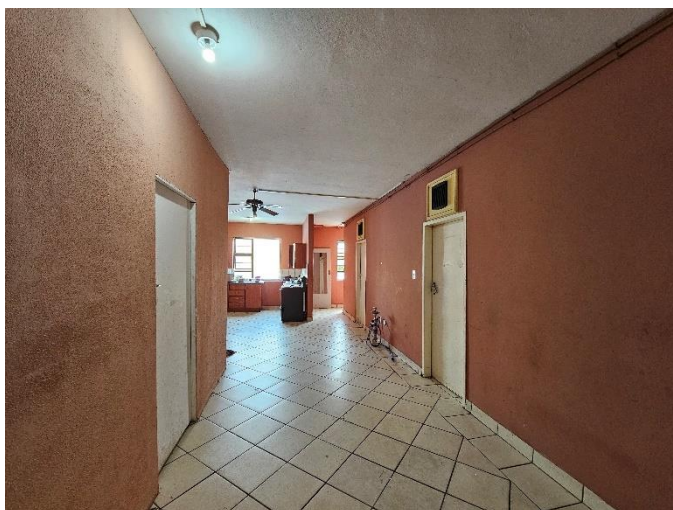
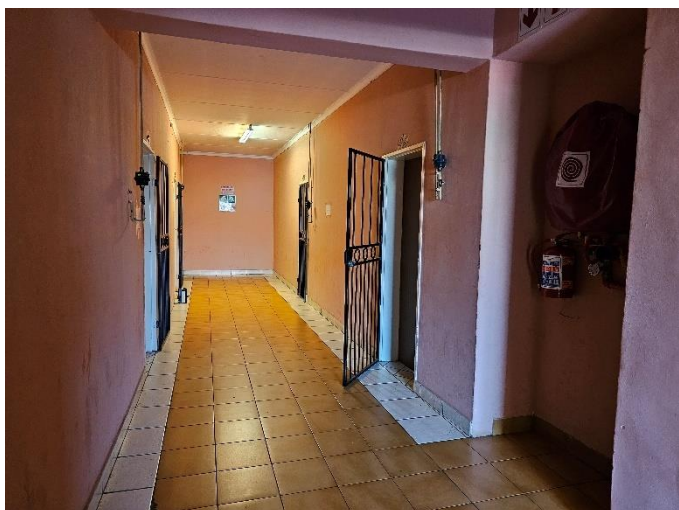
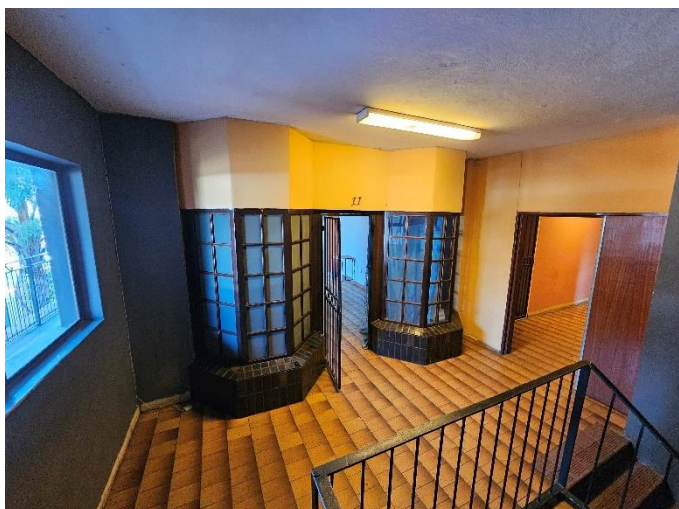
Pretoria North is an ideal suburb to stay in as the area has been transformed into a lively neighborhood with hospitals, shopping centers, restaurants, and coffee shops and the area has a sound infrastructure with accessible shopping facilities and amenities.

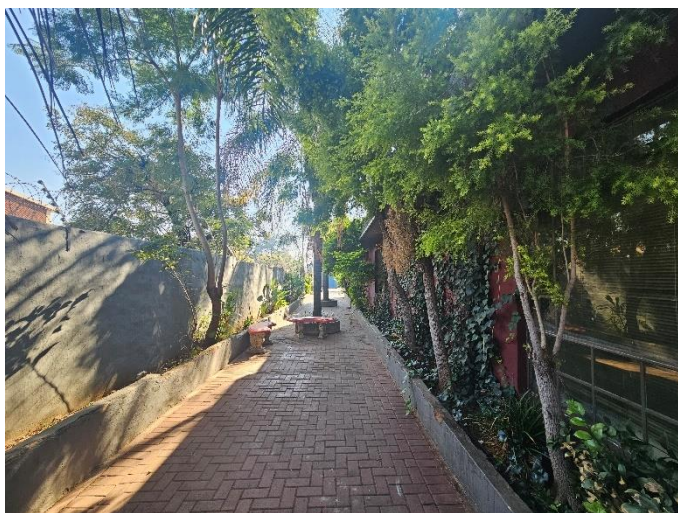
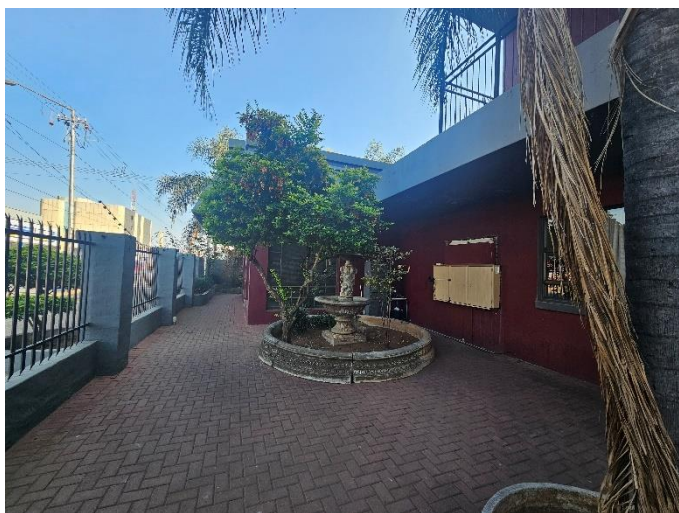
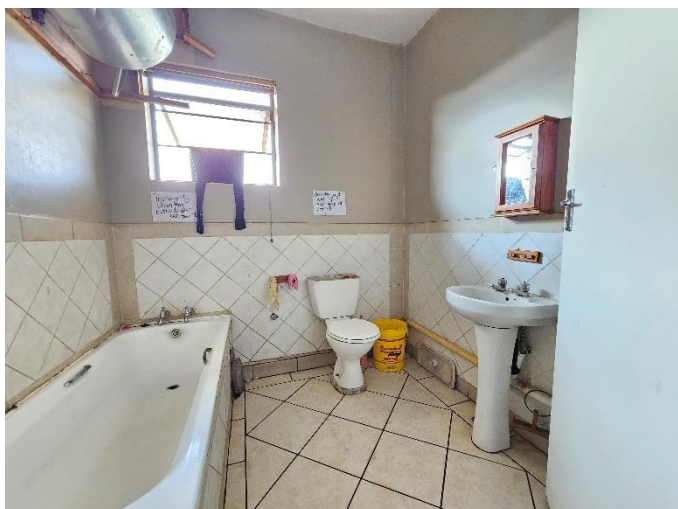
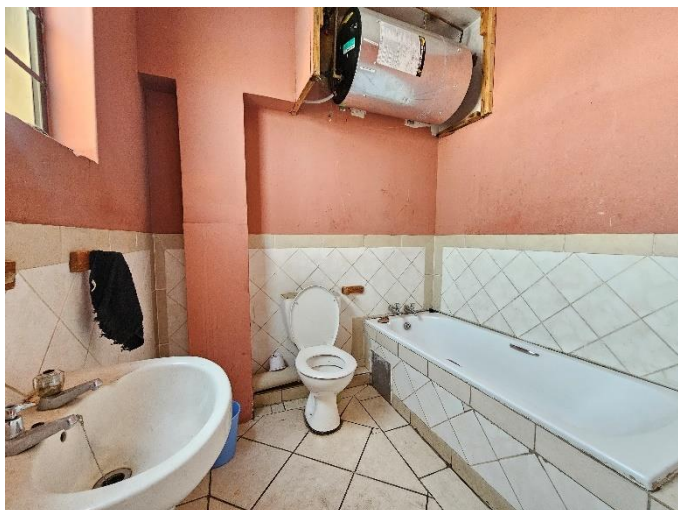
With transport being its main industry, Pretoria North has two automobile sales corridors in the form of Rachel De Beer Street and Gerrit Maritz Street which are home to over 50 car dealerships. Transport is the core of Pretoria North's industrial activity.

Pretoria North offers easy access to the N4, M1, and R101 for commuters traveling by car to either Midrand, Kempton Park, Johannesburg, Krugersdorp, OR Tambo International Airport as well as Lanseria Airport.

Pretoria North is central to several schools including Laerskool Danie Malan, North Park Primary School, Laerskool Rachel de Beer, Hoërskool Gerrit Maritz, and Laerskool Voortrekker Eeufees.

Photos





Zoning Certificate (Part A)



Economic Development and Spatial Planning

3rd Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria | 0002
 PO Box 440 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOf Tshwane

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Date 2024/07/11

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 053201797/1

ZONING KEY: 053201797/1

SPLIT ZONING: A (1 of 2)

PROPERTY DESCRIPTION: Erf 1/1797 PRETORIA NORTH (284 DANIE THERON STREET)(Part A)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 6: BUSINESS 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Apartment Building Backpackers Block of Flats Business Building Cafeteria Caretaker's Flat Chancery Children's Home Clubhouse Computer Centre Conference Centre Consulate Dwelling Units Embassy Flea Market Funeral Undertaker Garden Centre Government Purposes Health Spa Hotel Institution Light Industry subject to Schedule 10 Market Gardens Micro-brewery Micro-distillery Municipal Purposes Parking Garage Parking Site Place of Child Care Place of Day Care for the Aged Place of Instruction Place of Public Worship	All other uses not listed in Columns (3) and (5)	Agriculture Agricultural Industry Airport Equestrian Centre Industry Mortuary Municipal Transitional Settlement Noxious Industry Panel Beater Power Station Recycling Centre Scrap Yard

Economic Development and Spatial Planning - Ekonomiese Ontwikkeling en Ruimtelike Beplanning - Lefapha le ts'wane eopole ya Ikonomi le Polane ya Sebaka - UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo - Kgoro ya Uhabollo ya Ikonomi le Thulaganyo ya Mafelo - Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu - Ndzawulo ya Nhluvukiso wa Tshwane na Vhupulani ha Ndhawo - UmNyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

Document Ref: 053201797/1_20240711_114821286_1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Place of Refreshment Plant Nursery Retail Industry Retirement Centre Roadhouse Self-Catering Units Shop Showroom Social Hall Sport and Recreation Ground Telecommunication Centre Tourist Facilities Transport Terminus Vehicle Sales Mart subject to Schedule 10 Vehicle Sales Showroom Veterinary Clinic Veterinary Hospital Wall of Remembrance		

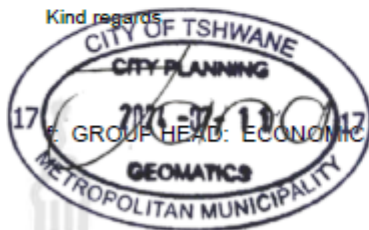
B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Table C, FAR Zone 13, subject to Clause 25
G	HEIGHT	Table D, Height Zone 5, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 13, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P24

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer:

In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards



Zoning Certificate (Part B)



Economic Development and Spatial Planning

3rd Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria | 0002
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Date 2024/07/11

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ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 053201797/1

ZONING KEY: 053201797/1

SPLIT ZONING: B (2 of 2)

PROPERTY DESCRIPTION: Erf 1/1797 PRETORIA NORTH (284 DANIE THERON STREET)(Part B)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 28: SPECIAL

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
All uses only as specified in an Annexure L	All uses only as specified in an Annexure L	All other uses only as specified in an Annexure L or all other uses not specified in an Annexure L

B	ANNEXURE L	1113.PDF
C	MINIMUM ERF SIZE	Not Applicable
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable
F	FLOOR AREA RATIO	Annexure L, subject to Clause 25
G	HEIGHT	Annexure L, subject to Clause 26
H	COVERAGE	Annexure L, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Annexure L (1113.PDF) Rear and Side: Subject to Annexure L (1113.PDF)
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	1113.PDF,Schedule 1-P24

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

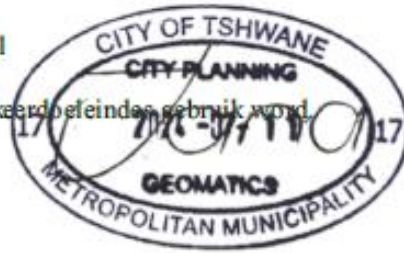
Disclaimer:

In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.



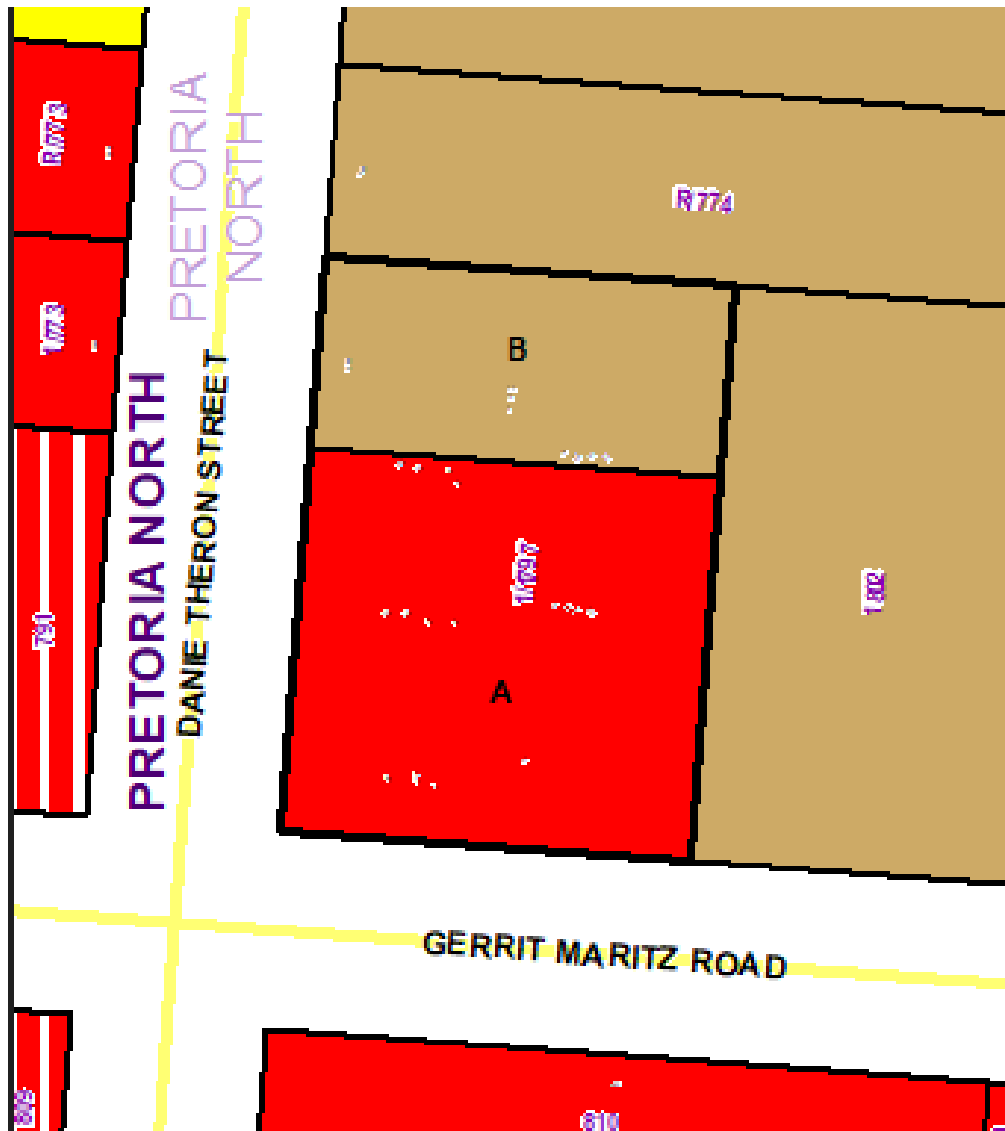
Gebruiksone XIV Spesiaal

Die erf moet slegs vir parkeerdoeleindas gebruik word.



Use Zone XIV Special

The erf shall be used for parking purposes only.



SG Diagrams

ONDERVERDELINGSKAART

SYE Meter	RIGTINGS- HOEKE	KOÖRDINATE		L.G.No.	
		Y	Stelsel Lo. 29° X		
	Konstantes	0,00	+2 800 000,00	673/1996 Goedgekeur <i>Alm</i> 14.02.1996 nms. Landmeter- Generaal	
A B	39,37	274.15.00	A +82 714,37		+40 708,45
B C	55,26	4.15.00	B +82 675,10		+40 711,37
C D	39,37	94.15.00	C +82 679,20		+40 766,48
D A	55,26	184.15.00	D +82 718,46		+40 763,56
	(12) CABLE HILL	△	+83 428,23	+42 623,41	
	(153) RIETFONTEIN	△	+78 363,95	+42 727,78	

Beskriving van bakens

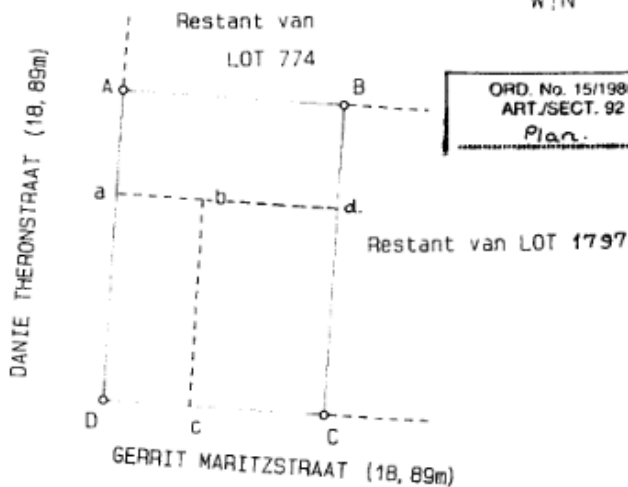
- A Betonhoekpaal
- B 12mm Ysterpen
- C, D Gat in plaveisel

SERWITUUTNOTA:

Die figuur abcd stel voor 'n Huurgebied
Vide Kaart L.G.No. 6859/1975
en Serwituutakte No. K1786/1976^L.

ONDERSCHEKSELDE BETAAL

14.02.1996
nms. LANDMETER-GENERAAL



Skaal- 1: 1 000

Die figuur A B C D

stel voor 2176 vierkante meter

GEDEELTE 1 VAN LOT 1797

PRETORIA ~~NORTH~~ NORTH

grond synde
van die dorp

Provinsie GAUTENG

Opgemeet in JANUARIE 1996

deur my

Naam: J.C. Pretorius Registrasienommer: PLS 0651

Professionele Landmeter

Hierdie kaart is geheg aan

No.

gedateer

t.g.v

Registrateur van aktes

Die oorspronklike Kaart

L.G.No. 672/1996

Transport Akte

No.

Lêer

M.S.No. 297/1996

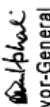
Komp.No. JR 5C-9/D3

TP705

SHEET 8 OF 8 SHEETS


S.G. No D 1589/2008

Section No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	234	10,8033
2	439	20,2678
3	78	3,6011
4	95	4,3860
5	85	3,9243
6	79	3,6473
7	96	4,4321
8	68	3,1394
9	99	4,5706
10	39	1,8006
11	82	3,7858
12	86	3,9705
13	40	1,8467
14	38	1,7544
15	57	2,6316
16	80	3,6934
17	83	3,8319
18	80	3,6934
19	44	2,0314
20	39	1,8006
21	59	2,7239
22	88	4,0628
23	78	3,6011
TOTAL	2166	100,0000

Approved  2009-01-26
for Surveyor-General Date

NOTES:
 1) For Exclusive Use Areas see Sheet 2.
 2) Sections 1 & 2 are non-residential sections.
 3) Sections 3 to 23 are residential sections.

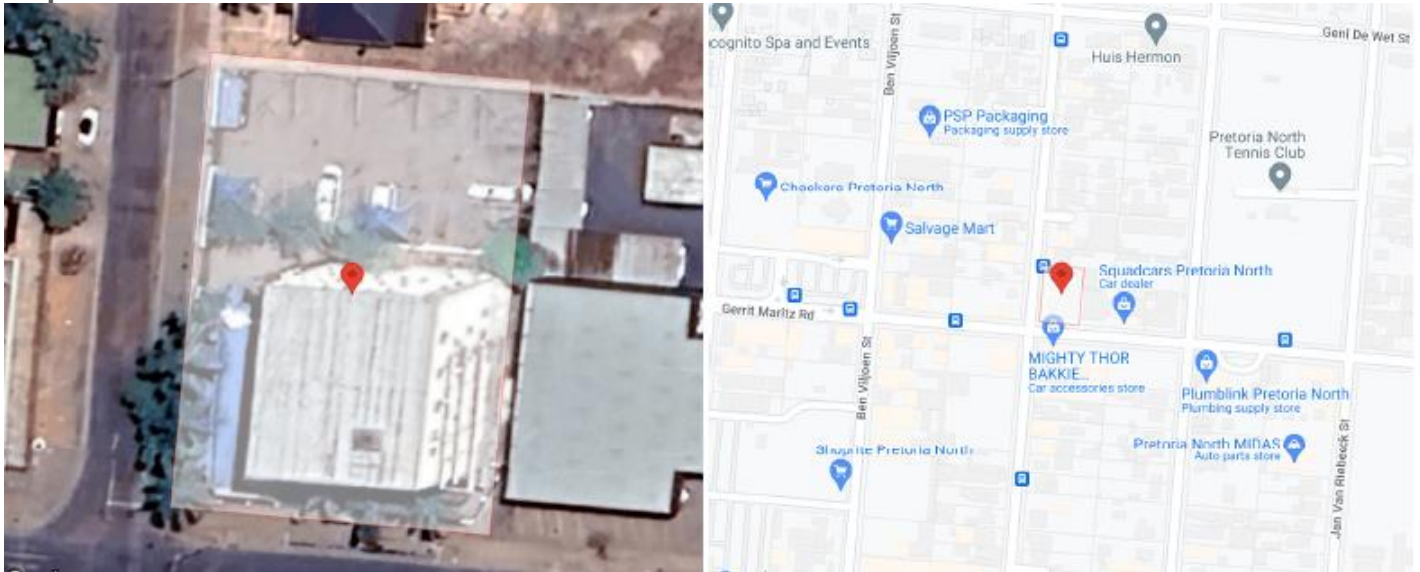
RABIA MANSIONS
DRAWING TITLE
 PARTICIPATION QUOTA SCHEDULE

LOURENS & POUND
LAND SURVEYORS
 P.O. Box 14301
 LYTTELTON
 0140
 Tel. (012) 664-3258
 Fax: (012) 664 4809
 Cell: (082) 552-6442

 D.S. POUND - Land Surveyor
 Date: 3 September 2008

Aerial View



Map



GPS Co-Ordinates 25°40'28.2"S 28°10'33.6"E
-25.674507, 28.176012

Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.
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

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