

INFORMATION PACK

FOR

8 ROOM PROPERTY WITH WORKSHOPS & STORAGE ***HIGH EXPOSURE ON MAIN ROAD***

437 SOUTTER STREET, PRETORIA WEST



ON SITE AUCTION – Thursday, 6 March 2025 @ 11h00
Pieter 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information

PORTION 1 OF ERF 1709 (-PTN A), PRETORIA, GAUTENG - JR

Known As: 437 SOUTTER STREET, PRETORIA WEST

Title Deed: T33767/2004

Extent: 1428m²

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: RESIDENTIAL

Property Information:

This property has **HIGH VISIBILITY** on a major road in Pretoria West in an established Industrial and Commercial hub. With great exposure to daily commuters and high foot traffic, this is the ideal location. The street also hosts various industrial and commercial establishments, including Sunbake Factory, Goldwagen, and various business in the Motor Industry (Spares Dealers, Pannel beaters, Showrooms and Retail Outlets).

With main road frontage there is a lot of vehicle and foot traffic past this site. The Tshwane Metropolitan Spatial Development Framework has earmarked this property for **Industrial Land Use**, which application can be submitted to Tshwane.

The property is ideal for home office / storage / warehousing / workshop / yard.

This property was used for business purposes with 8 rooms. The configuration of the house was amended accordingly, and the Kitchen and the Bathroom were adapted.

Property Description:

- House with 8 Rooms
- Bathroom & Kitchen
- Vacant Yard
- 2 Workshop / Warehouses
- Staff Quarters

Rates & Taxes – R790.00pm

Drone



Drone – Front from Street



Drone – Back of Erf



Tshwane Metropolitan Region 3 Density Plan



Zoning

Legend
Zoning

Split Zoning Tshwane

- Residential 1
- Residential 2
- Residential 3
- Residential 4
- Residential 5
- Business 1
- Business 2
- Business 3
- Business 4
- Industrial 1
- Industrial 2
- Commercial
- Educational
- Institutional
- Municipal
- Government
- Agricultural
- Public Garage
- Undetermined
- Public Open Space
- Private Open Space

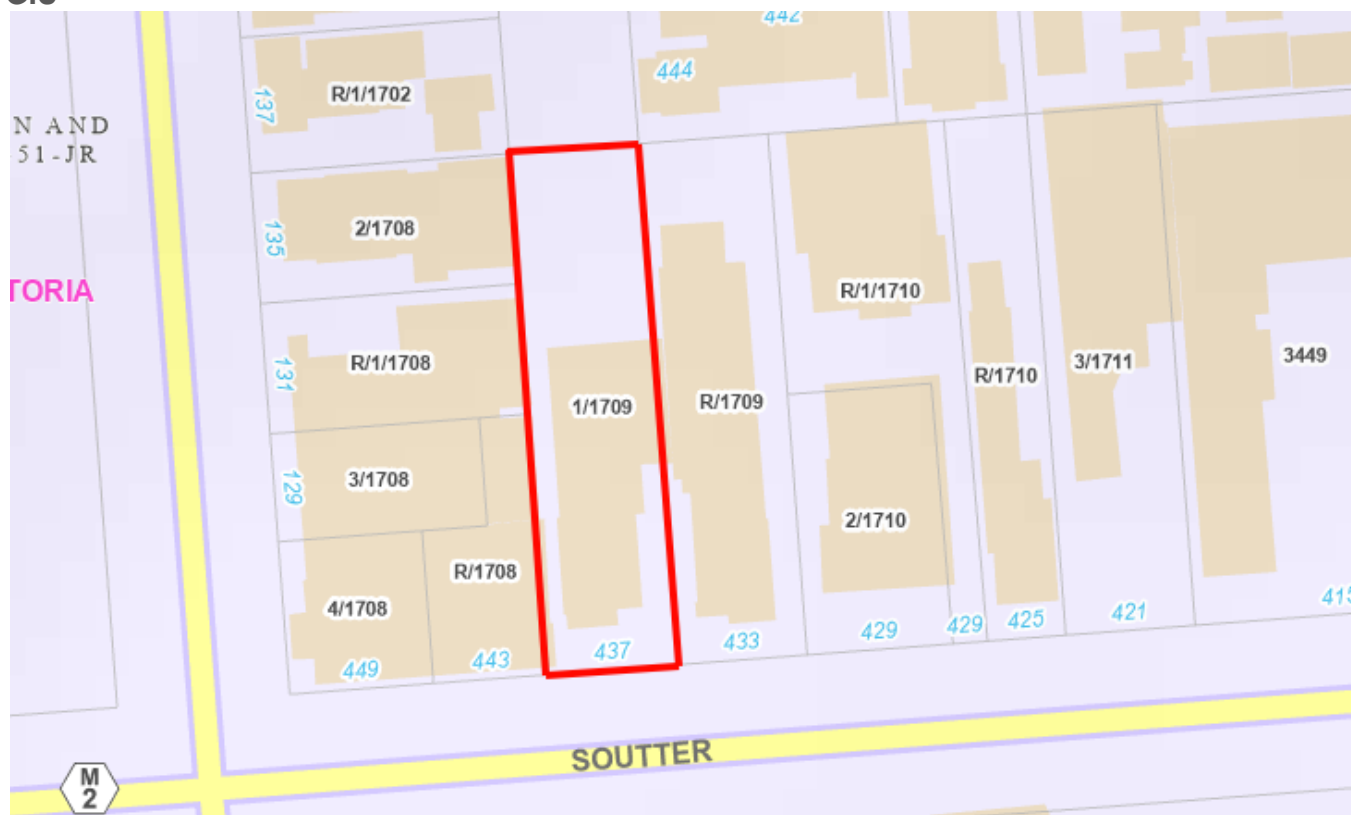


Photos





GIS



Map



GPS Co-Ordinates 25°45'10.8"S 28°09'20.8"E
-25.753003, 28.155772



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.

10% Deposit payable on the fall of the hammer.

7.5% 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 Beukes

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