

INFORMATION PACK

FOR

PRIME COMMERCIAL

CBD PROPERTY

OFFICES / TRAINING / SCHOOL

281 NANA SITA STREET, PRETORIA CBD



ON SITE AUCTION - Wednesday, 8 July 2026 @ 11h00
Pieter 084 8800 165 | pieter@bideasy.co.za

Property Information

Title Deed Information –

PORTION 1 OF ERF 662, PRETORIA, GAUTENG – JR

Known As:	281 NANA SITA STREET, PRETORIA CENTRAL
Title Deed:	T2267/2017
Extent:	484m²
Local Authority:	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Registration Division:	JR
Province:	GAUTENG
VAT Status:	The seller is NOT registered for VAT
Zoning:	SPECIAL

Property Description

Position your organization or next development project in the heart of Pretoria Central

Located at 281 Nana Sita Street, this exceptional triple-storey commercial building offers approximately 14 versatile offices, making it a perfect fit for corporate offices, training academies, medical clinics, or institutional uses including school or training centre. This property is also ideal for industries supporting the education sector.

Current business zoning offers immediate operational readiness. The buildings are heritage buildings.

Enjoy unbeatable transit access with A Re Yeng bus services, local taxis, and the Pretoria Gautrain Station all within walking distance. Don't miss this versatile CBD investment. Contact us today to arrange a private viewing.

The current drywall partitioning in the buildings offers incoming owners' total freedom to customize the floor plan.

There is a rare opportunity to negotiate with Unita to rent up to 20 parking bays on their adjoining property.

Property Improvements:

- 3 Storeys
- 14 Office / Spaces
- Toilets
- Outside Rooms
- Parking

Photos







Aerial Photos



SG Diagram

SERVITUDE DIAGRAM

S.G. No. A. 7199/56

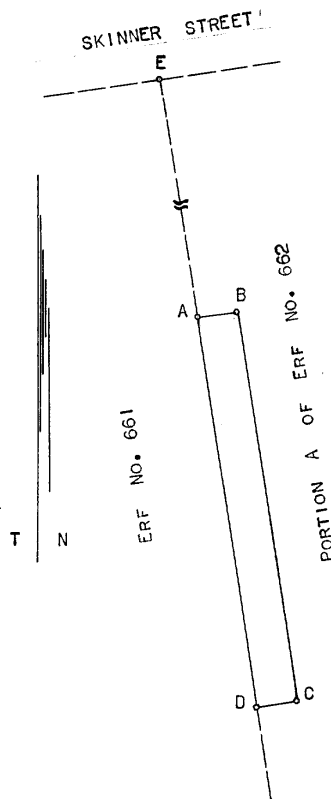
Approved



For Surveyor-General.

DESCRIPTION OF BEACONS

SIDES Cape Feet		ANGLES	
A B	7.15	A	91.33.00
B C	68.95	B	88.27.00
C D	7.15	C	90.00.00
D A	68.76	D	90.00.00
AE	141.29		



DESCRIPTION OF BEACONS

- A NO BEACON
- B CORNER OF WALLS
- C D E 1/2" x 18" IRON PEGS

* Now known as Portion...

SCALE: 1: 300

The figure A B C D


represents 492 Square Feet of land being
AN AREA OF ENCROACHMENT OVER PORTION A OF ERF NO. 662 IN THE TOWNSHIP OF

P R E T O R I A

situate in the District of PRETORIA Province of Transvaal.

Surveyed in NOVEMBER, 1955 by me


 Land Surveyor.

This diagram is annexed to Transfer Deed No. dated in favour of Registrar of Deeds.	The original diagram is S.G. No. A 1567/33 annexed to Deed of Transfer No. 10679/1933	File No. <u>309/17255/56</u> General Plan No. Survey Records No. 2247/56  C.T.L.T.S.J.H.B.-56014
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Zoning Certificate



Economic Development and Spatial Planning

3rd Floor | Middestad 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/CityOfTshwane

Generated by: TSHWANE\JanaN

Date 2026/06/05

TO WHOM IT MAY CONCERN

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

PROPERTY LIS KEY (GIS KEY): 053600662/1
ZONING KEY: 053600662/1
SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 1/662 PRETORIA (281 NANA SITA STREET)

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

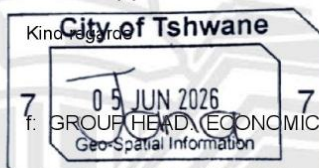
USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
All uses only as specified in an Annexure L	All uses only as specified in an Annexure L	All other uses only as specified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

B ANNEXURE L	1877.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 (1877.pdf) Rear and Side: Subject to Annexure L (1877.pdf)
K SCHEDULE 5	Not Applicable
L ATTACHED DOCUMENTS	1877.pdf, Schedule 1-P23,24

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.

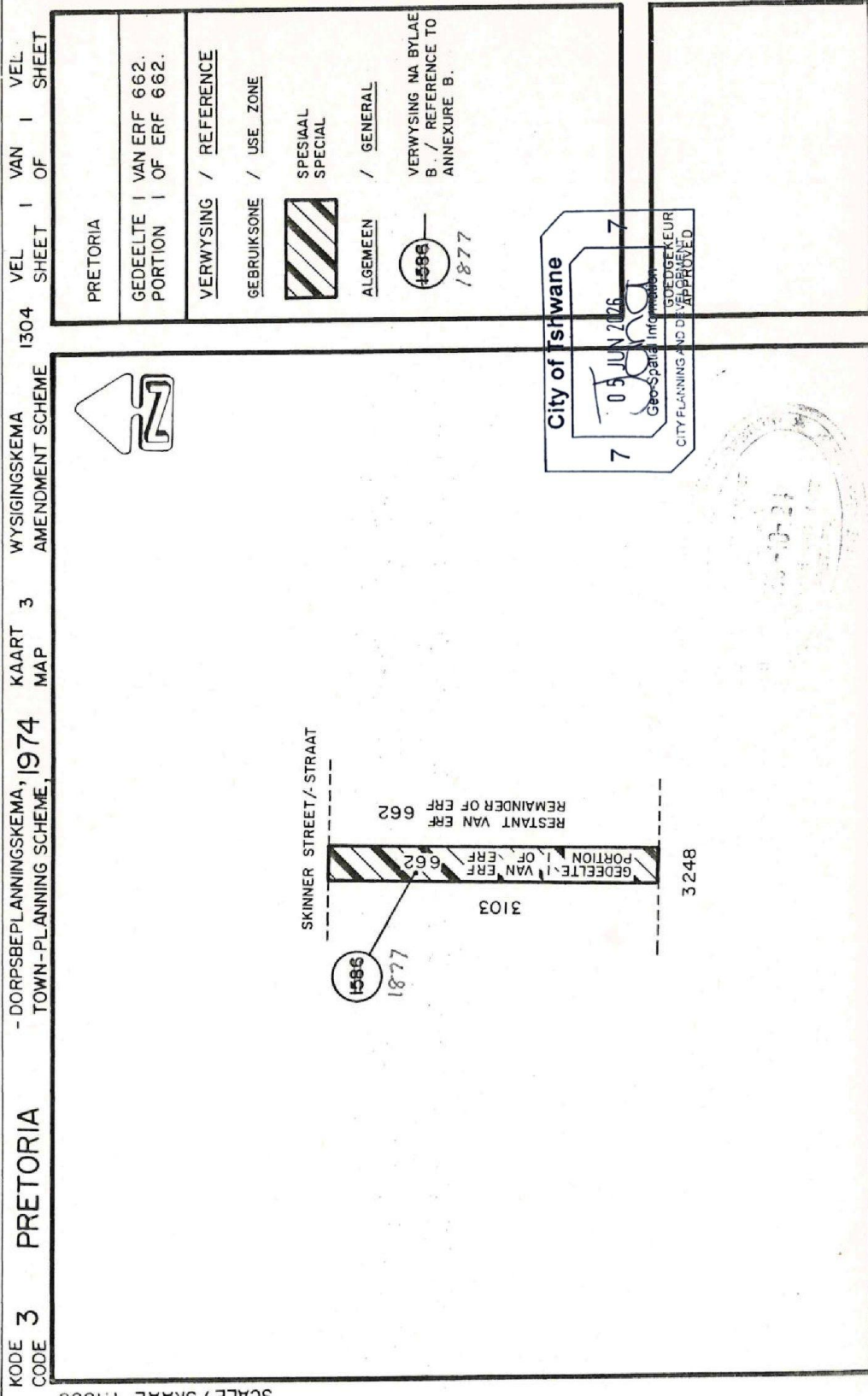


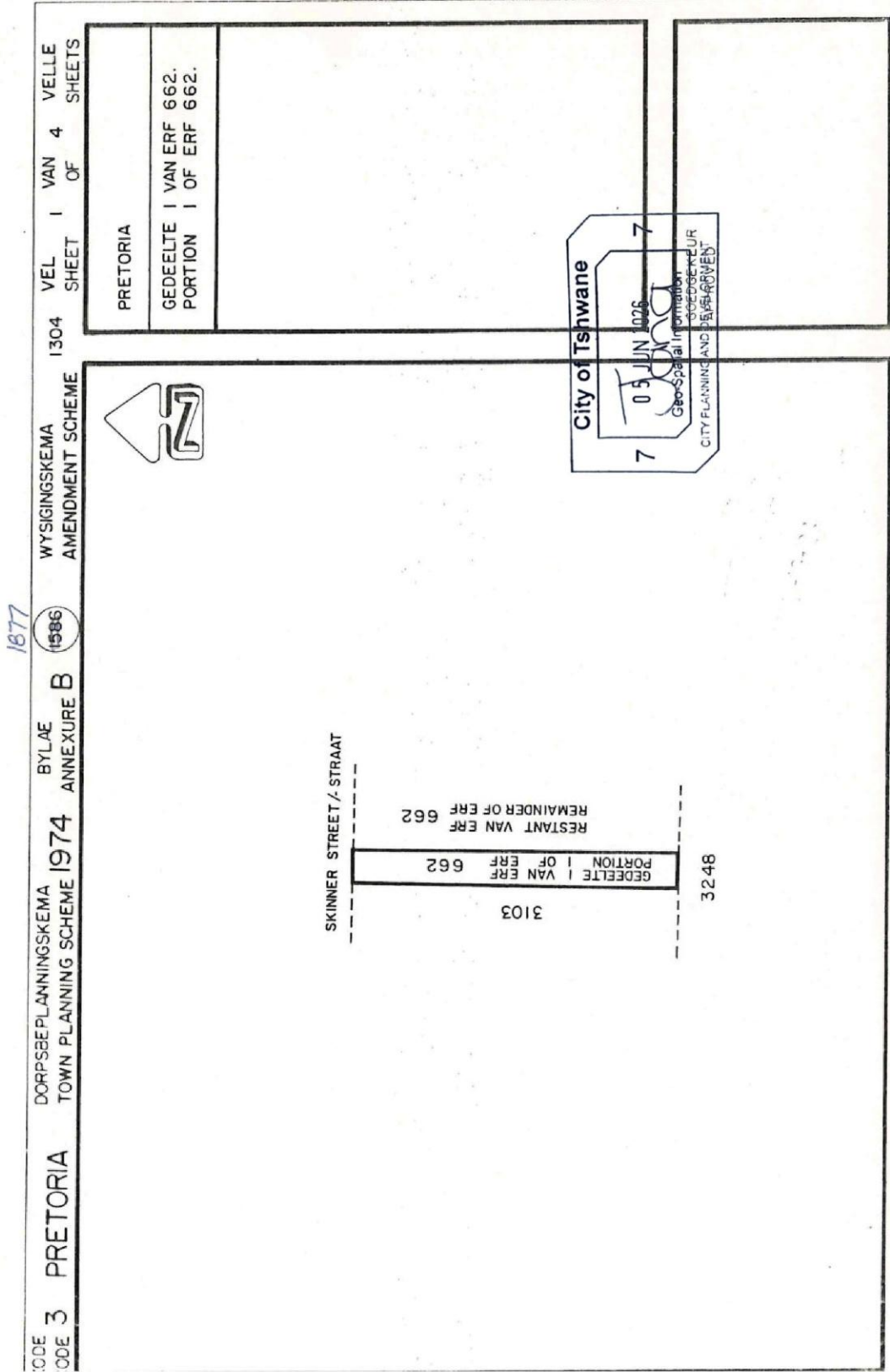
f: GROUP HEAD, ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Bepanning • Lefapha la Tseletsopele ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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

Document Ref: 053600662/1_20260605_134400288_1





1877

WYSIGINGSKEMA
AMENDMENT SCHEME

1304 VEL VAN VELLE
 SHEET 2 OF 4 SHEETS

BYLAË
ANNEXURE B

DORPSBEPLANNINGSKEMA
TOWN PLANNING SCHEME 1974

PRETORIA

CEDEELTE 1 VAN ERF 662
PORTION 1 OF ERF 662
PRETORIA.

CEBRUIKSONE:.....XIV....."Spesiaal".
 Die erf moet slegs vir kantoor-
 doeleindes gebruik word, onderworpe
 aan die volgende voorwaardes:

1. Maksimum hoogte: Hoogtesone 3.
2. Maksimum dekking: Dekkingsone 3.
3. Maksimum Vloerruimteverhouding: VRV- sone 3.
4. Parkering: 2 parkeerruimtes per 100 m² van die bruto vloeroppervlakte van die kantore en bybehorende gebuie soos stoor-kamers, kleeedkamers, gange ens. moet op die perseel voorsien word tot tevredenheid van die Stadsraad.
5. Ingange na en uitgange van die perseel moet voorsien en onderhou word, tot tevredenheid van die Stadsraad.
6. Op- en aflaaieriewe moet op die perseel voorsien word tot tevredenheid van die Stadsraad en alle laaiaktiwiteite moet op die perseel geskied indien vereis deur die Stadsraad.

USE ZONE:.....XIV....."Special".
 The erf shall be used for office purposes only subject to the following conditions:

1. Maximum height: Height zone 3.
2. Maximum coverage: Coverage zone 3.
3. Maximum Floor Space Ratio: FSR zone 3.
4. Parking: 2 parking spaces per 100 m² of the gross floor area of the offices and their appurtenances such as store-rooms, cloak-rooms, corridors etc. shall be provided on the site to the satisfaction of the City Council.
5. Entrances to and exits from the site shall be provided and maintained to the satisfaction of the City Council.
6. Loading and off-loading facilities shall be provided on the site to the satisfaction of the City Council and all loading activities shall take place on the site, if required by the City Council.

City of Tshwane

15 JUN 2026

7

GEENDEKUR
 UITPLANNINGS-DEVELOPMENT
 APPROVED



1877

KODE CODE	3	PRETORIA	DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME	1974	BYLAË ANNEXURE B	1586	WYSIGINGSKEMA AMENDMENT SCHEME	1304	VEL SHEET	3	VAN OF	4	VELLE SHEETS
7.	Geen materiaal of goedere van watter aard ookal moet op die boubeperkingsgebied aangrensend aan enige straat gestort, geplaas of geberg word nie. Sodanige gebied moet vir geen ander doel as die uitlê en instandhouding van grasperke, tuine of toegangspaaie gebruik word nie. Indien 'n skermmuur op sodanige grens deur die Stadsraad vereis word mag die Stadsraad op skriftelike versoek, onderworpe aan sodanige voorwaardes, as wat die Stadsraad mag neerlê, hierdie voorwaarde ophef.	7.	No material or goods of any nature whatever shall be dumped, placed or stored on the building restriction area abutting on any street. Such area shall be used for no purpose other than for the layout and maintenance of lawns, gardens or access roads. If a screen wall is required by the City Council on such boundary, the City Council may, on written application, subject to such conditions as the City Council may impose, waive this condition.	GEDEELTE 1 VAN ERF 662									
8.	'n Skermmuur moet soos en wanneer deur die Stadsraad vereis tot tevredenheid van die Stadsraad opgerig word.	8.	A screen wall shall be erected to the satisfaction of the City Council as and when required by the City Council.	PORTION 1 OF ERF 662									
9.	Indien die erf omhein word moet die heining tot tevredenheid van die Stadsraad opgerig en onderhou word.	9.	If the erf is fenced, the fence shall be erected and maintained to the satisfaction of the City Council.	PRETORIA.									
10.	Die geregistreerde eienaar is verantwoordelik vir die instandhouding van die hele ontwikkeling op die erf. Indien die Stadsraad van mening is dat die erf of enige deel van die ontwikkeling nie bevredigend in stand gehou word nie, is die Stadsraad geregtig om sodanige instandhouding op koste van die geregistreerde eienaar te onderneem.	10.	The registered owner is responsible for the maintenance of the entire development on the erf. If the City Council is of the opinion that the erf or any portion of the development is not satisfactorily maintained, the City Council is entitled to undertake such maintenance at the expense of the registered owner.										

City of Tshwane

05 JUN 2026

City Spatial Information

GOEDERE REÛLE

MUNICIPAL PLANNING AND DEVELOPMENT

1877

WYSIGINGSKEMA
AMENDMENT SCHEME

BY LAE
ANNEXURE B 1586

DORPSBEPLANNINGSKEMA
TOWN PLANNING SCHEME 1974

PRETORIA

VEL VELLE
SHEET 4 OF 4 SHEETS

GEDEELTE 1 VAN ERF 662
PORTION 1 OF ERF 662
PRETORIA.

City of Tshwane
05 JUN 2026
Geo-Spatial Information
CITY PLANNING AND DEVELOPMENT

11. Voorsiening moet gemaak word vir swaar afleweringvoertuie om op die erf te kan omdraai indien vereis deur die Stadsraad.

11. Provision shall be made to enable heavy delivery vehicles to turn around on the erf if required by the City Council.

12. 'n Fisiese versperring moet op die grens van die erf aangrensend aan Skinnerstraat opgerig en onderhou word, goedgekeurde toegange uitgesluit, tot tevredenheid van die Stadsraad.

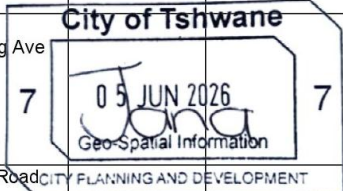
12. A physical barrier shall be erected and maintained on the boundary of the erf abutting on Skinner Street, approved accesses excluded, to the satisfaction of the City Council.

13. Geen parkering moet op die gedeelte van die erf tussen die erfgrens en die boulyn op Skinnerstraat toegelaat word nie.

13. No parking shall be permitted on that portion of the erf between the erf boundary and the building line on Skinner Street.

SCHEDULE 1: BUILDING LINES, ACCESS AND PHYSICAL BARRIERS

Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	660/3, 660/4, 660/5 and 660/R					
O						
P						
Parktown Estate		Fred Nicholson Street	8			
		All other streets	3,5			
Persequor		Meiring Naude Road	15			
		Quintin Brand Street	6			
Pierre van Ryneveld	389, 392-394, 399, 400, 405, 406, 411, 412, 417, 418, 423, 424, 429, 430, 435, 436, 441, 442, 447, 448, 452-454, 456-470	Eastern boundary or eastern beacon thereof along Road P0170	13	Along eastern boundary		
	472			Along eastern boundary		
Pierre van Ryneveld X1 (see Rietvalleipark)						
Pierre van Ryneveld X2	863-869, 1208	Road N1-21	16	Along north-western boundary		
Pierre van Ryneveld X4	1511-1535, 1547, 1548, 1550-1560, 1771, 1775, 1776	Road N1-22 Other streets	15,74 5	Along Road N1-22		
Pierre van Ryneveld X5	1784-1788, 1790, 1791, 1812	Road P157-1	20	Along Road P157-1		Along Road P157-1
Pierre van Ryneveld X7	1816, 1946, 1949, 1950, 1958-1960, 1965-1967, 1772-1974, 2029-2031, 2059			Along Hertzog Ave		
	1838-1842, 1844-1860	Road N1-21	20	Along Road N1-21		
Pretoria		All streets east of Prince's Park Avenue	See Annexure A Zone A: Nil Zone B: Nil			



TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024
Comes into operation: 01 July 2024

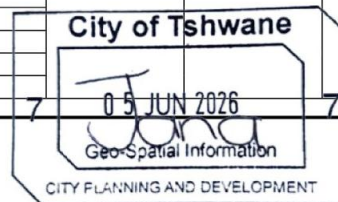


SCHEDULE 1: BUILDING LINES, ACCESS AND PHYSICAL BARRIERS

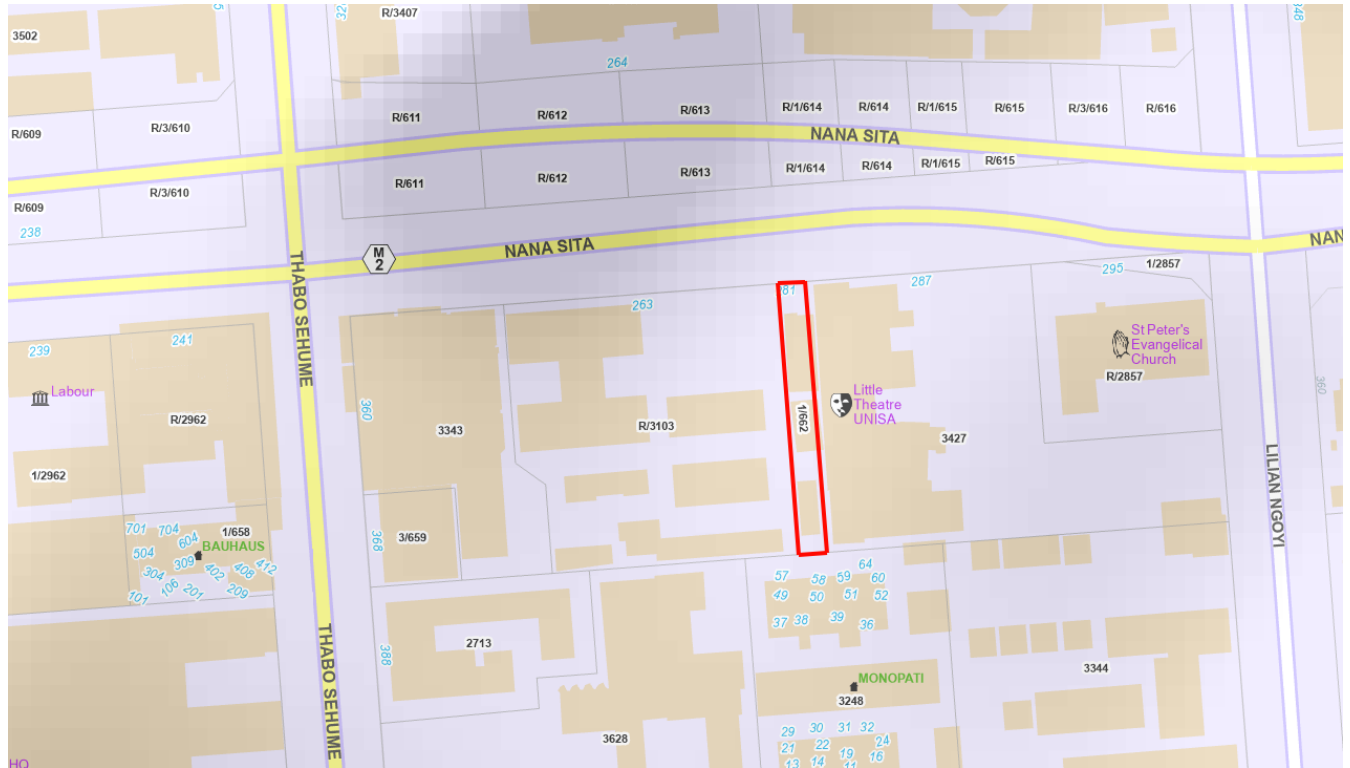
Township, Agricultural Holdings or Farms	Erf/ Property	Position applicable	Building line(s) in Metres for all storeys except where otherwise indicated	Road / boundary where access is not permitted	Boundaries to which access is limited	Boundaries: Physical barrier required
(1)	(2)	(3)	(4)	(5)	(6)	(7)
		Northern side of Soutter Street	8,5			
		Southern side of Soutter Street	3,5			
		Von Wielligh Street	Nil			
		All other streets	3,5			
Pretoria X1		All streets	3,5			
Pretoria X2		WF Nkomo Street; Helen Joseph Street; Stanza Bopape Street; Elias Motsoaledi Street (Church Street)	Nil			
		Buitenkant Street	3,5			
Pretoria Gardens		All streets	6			
Pretoria Gardens X1		Business 2 erven	Nil			
		All other erven	7,5			
Pretoria Gardens X2		Business 2 erven	Nil			
		All other erven	6			
Pretoria Industrial Township		All streets	3,5			
Pretoria North		Business 1 and Business 2 erven: Dwelling-houses	6			
		Business 1 and Business 2 erven: Other uses	4,5			
		All other erven	6			
Pretoria North X1		All streets	6			
Pretoria North X3		Rachel de Beer Street	13			
		All other streets	5			
Pretoria Town and Townlands 346-JR		All streets	3,5			
Pretoria Town and Townlands 351-JR		Steve Biko Street (Beatrix Street)	3,5			
		Border Street	3,5			
		Buitenkant Street	3,5			
		Carl Street	3,5			
		Stanza Bopape Street; Helen Joseph Street; WF Nkomo Street; Elias Motsoaledi Street (Church Street)	3,5			
		Court Street	3,5			
		Dr. Savage Road	3,5			
		Hamilton Street	3,5			
		Industrial Road	3,5			

TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

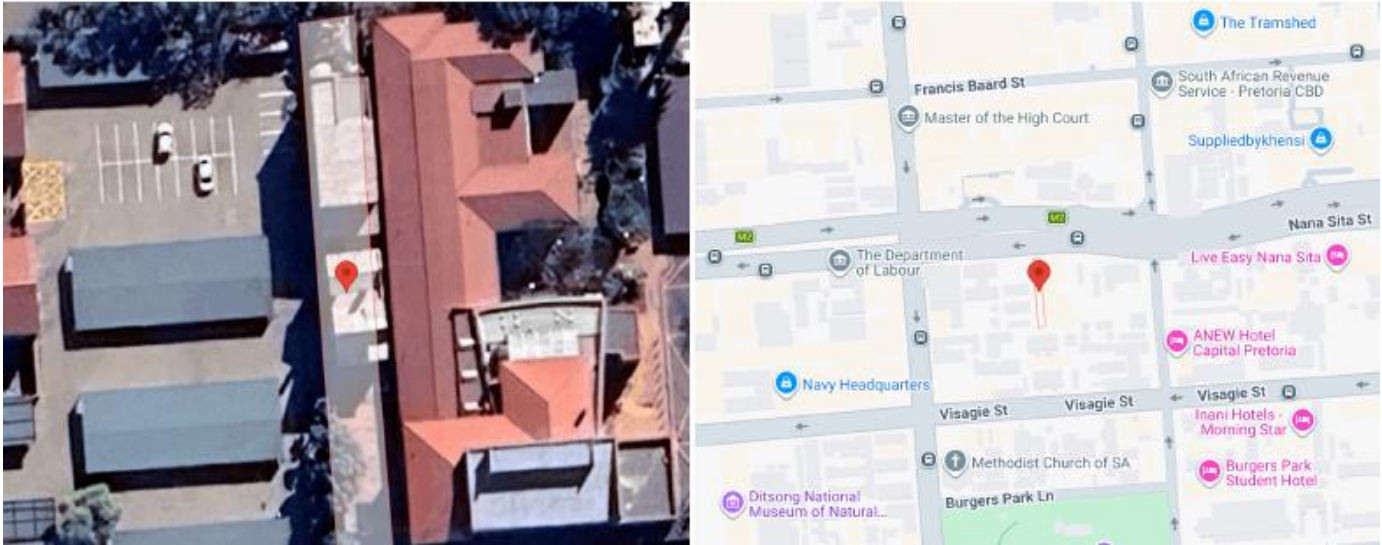
Adopted: 08 May 2024
Comes into operation: 01 July 2024



GIS



Map



**GPS Co-Ordinates 25°45'03.7"S 28°11'31.8"E
-25.751034, 28.192170**

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

084 8800 165 | pieter@bideasy.co.za

Disclaimer

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