

INFORMATION PACK

FOR

COMMERCIAL BUILDING

FOR OFFICES / TRAINING / SCHOOL

PRETORIA CBD

281 NANA SITA STREET, PRETORIA CBD



ON SITE AUCTION - Thursday, 3 September 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

Positioned on Nana Sita Street, this exceptional triple-storey commercial property presents an outstanding investment and business opportunity in the heart of Pretoria CBD.

The building comprises approximately 14 versatile offices, making it ideally suited for a wide range of uses, including:

- Corporate headquarters
- Training academies and educational institutions
- Medical consulting rooms or clinics
- Schools, training centers or businesses supporting the education sector

The property benefits from current business zoning, allowing for immediate occupation and operational readiness. As heritage buildings, the premises offer character and architectural appeal while accommodating modern business requirements.

Internally, the existing drywall partitioning provides exceptional flexibility, allowing the new owner to easily reconfigure the layout to suit their operational needs.

The location offers excellent accessibility, with A Re Yeng bus services, local taxi routes, and the Pretoria Gautrain Station all within walking distance, ensuring convenient access for staff, clients, and students.

A further advantage is the opportunity to negotiate with Unita to lease up to 20 parking bays on the adjoining property—a rare benefit in the Pretoria CBD.

This is a unique opportunity to secure a highly adaptable commercial property in a strategic location with excellent transport connectivity and significant potential

Property Improvements:

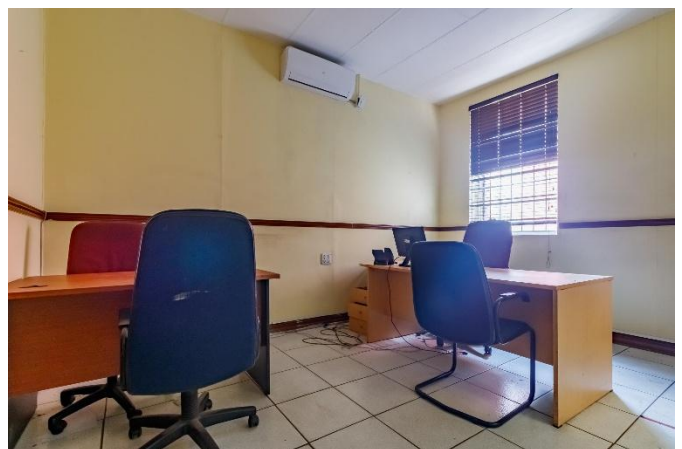
- 3 Storeys
- 14 Office / Spaces

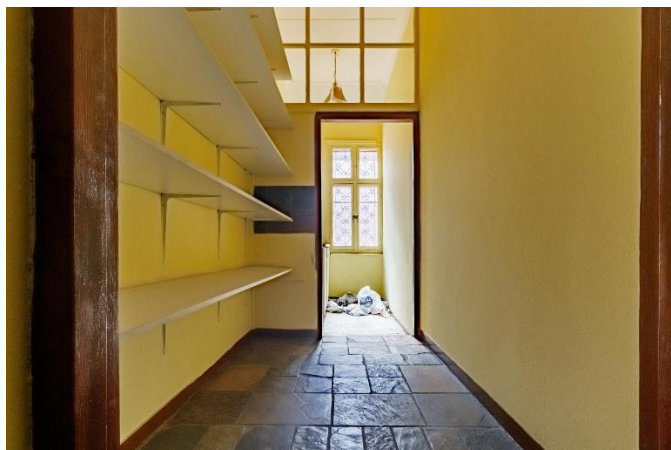
- Toilets
- Outside Rooms
- Parking

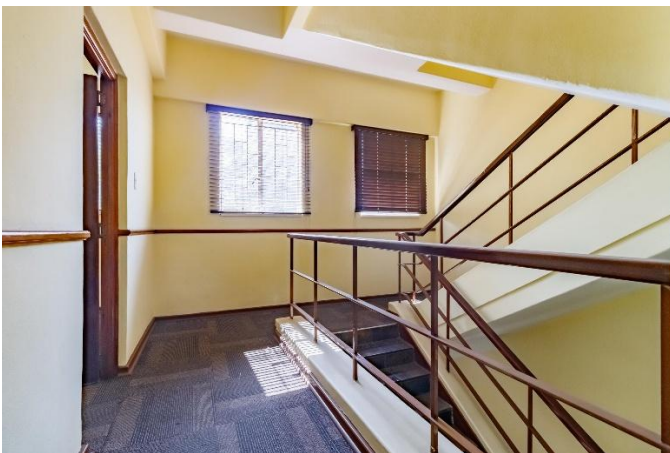
Aerial Photos



Photos







SG Diagram

SERVITUDE DIAGRAM

S.G. No. A. 7199/56

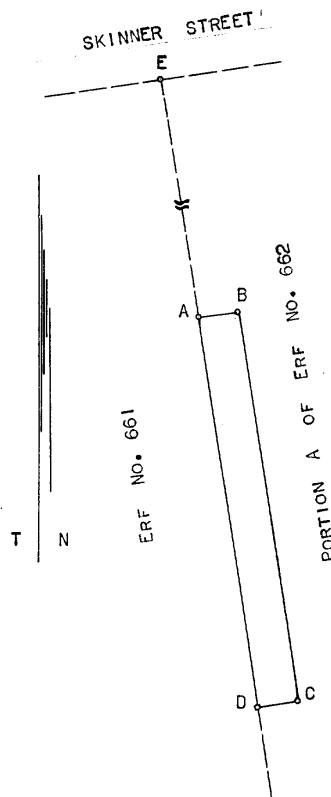
Approved

[Signature]

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

[Signature]

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. 309/17255/56

General Plan No.

Survey Records No.

2247/56

[Signature]
C.T.L.T.S. J.H.B. - 56014

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

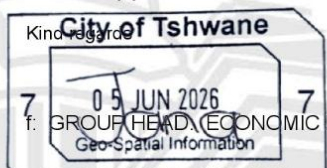
USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
All uses only as specified in an Annexure L	All uses only as specified in an Annexure L	All other uses only as specified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



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

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

Document Ref: 053600662/1_20260605_134400288_1



KODE CODE	3	PRETORIA	- DORPSBEPLANNINGSKEMA, 1974 TOWN-PLANNING SCHEME, MAP	KAART MAP	3	WYSIGINGSKEMA AMENDMENT SCHEME	1304	VEL SHEET	1	VAN OF	1	VEL SHEET
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SKINNER STREET / STRAAT

3103

3248

GEDEELTE 1 VAN ERF 662

REMAINDER OF ERF 662

1596

1877

PRETORIA
GEDEELTE 1 VAN ERF 662. PORTION 1 OF ERF 662.
<u>VERWYSING</u> / <u>REFERENCE</u>
<u>GEBRUIKSONE</u> / <u>USE ZONE</u>
 <u>SPEKIAAL</u> <u>SPECIAL</u>
<u>ALGEMEEN</u> / <u>GENERAL</u>
 <u>VERWYSING NA BYLAE</u> <u>B. / REFERENCE TO</u> <u>ANNEXURE B.</u>

City of Tshwane

05 JUN 2026

7

Geo-Spatial Information

GOEDGEKEUR
CITY PLANNING AND DEVELOPMENT
APPROVED

1877

CODE 3	PRETORIA	DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME	BYLAE ANNEXURE B	1586	WYSIGINGSKEMA AMENDMENT SCHEME	1304	VEL SHEET	1	VAN OF	4	VELLE SHEETS
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SKINNER STREET / STRAAT

3103

GEDEELTE 1 VAN ERF 662

PORTION 1 OF ERF 662

RESTANT VAN ERF 662

REMAINDER OF ERF 662

PRETORIA

GEDEELTE 1 VAN ERF 662.

PORTION 1 OF ERF 662.

City of Tshwane

05 JUN 2026

Geo-Spatial Information

GEDEELTE 1 VAN ERF 662

CITY PLANNING AND DEVELOPMENT

1877

CODE 3 CODE 3	PRETORIA DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME 1974	BYLAË ANNEXURE B	WYSIGINGSKEMA AMENDMENT SCHEME	1304 VEL SHEET 2 OF 4 SHEETS	VAN VAN ERF 662	VELLE 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 gebouke soos stoor-kamers, kleedkamers, 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 aflaaierruimtes moet op die perseel voorsien word tot tevredenheid van die Stadsraad en alle laaiaktiviteite 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

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

KODE 3 PRETORIA DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME 1974 BYLAE ANNEXURE B 1586 WYSIGSKEMA AMENDMENT SCHEME 1304 VEL SHEET 3 OF 4 VELLE SHEETS

7. Geen materiaal of goedere van watter aard ook moet op die boubeperringsgebied 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.
8. 'n Skermmuur moet soos en wanneer deur die Stadsraad vereis tot tevredenheid van die Stadsraad opgerig word.
9. Indien die erf omhein word moet die heining tot tevredenheid van die Stadsraad opgerig en onderhou word.
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.

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.
8. A screen wall shall be erected to the satisfaction of the City Council as and when required by the City Council.
9. If the erf is fenced, the fence shall be erected and maintained to the satisfaction of the City Council.
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.

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

City of Tshwane

05 JUN 2026

GOEDERKE
SPASIALE INFORMATIE
PLANNING AND DEVELOPMENT

1877

KODE CODE	3	PRETORIA	DORPSBEPLANNINGSKEMA TOWN PLANNING SCHEME	BYLAË ANNEXURE B	1586	WYSINGSKEMA AMENDMENT SCHEME	VEL SHEET 4	VAN OF 4	VELLE SHEETS
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11. Voorsiening moet gemaak word vir swaar afleweringvoertuie om op die erf te kan omdraai indien vereis deur die Stadsraad.

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.

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

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

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

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

City of Tshwane

05 JUN 2026

Geo-Spatial Information

CITY PLANNING AND DEVELOPMENT

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			

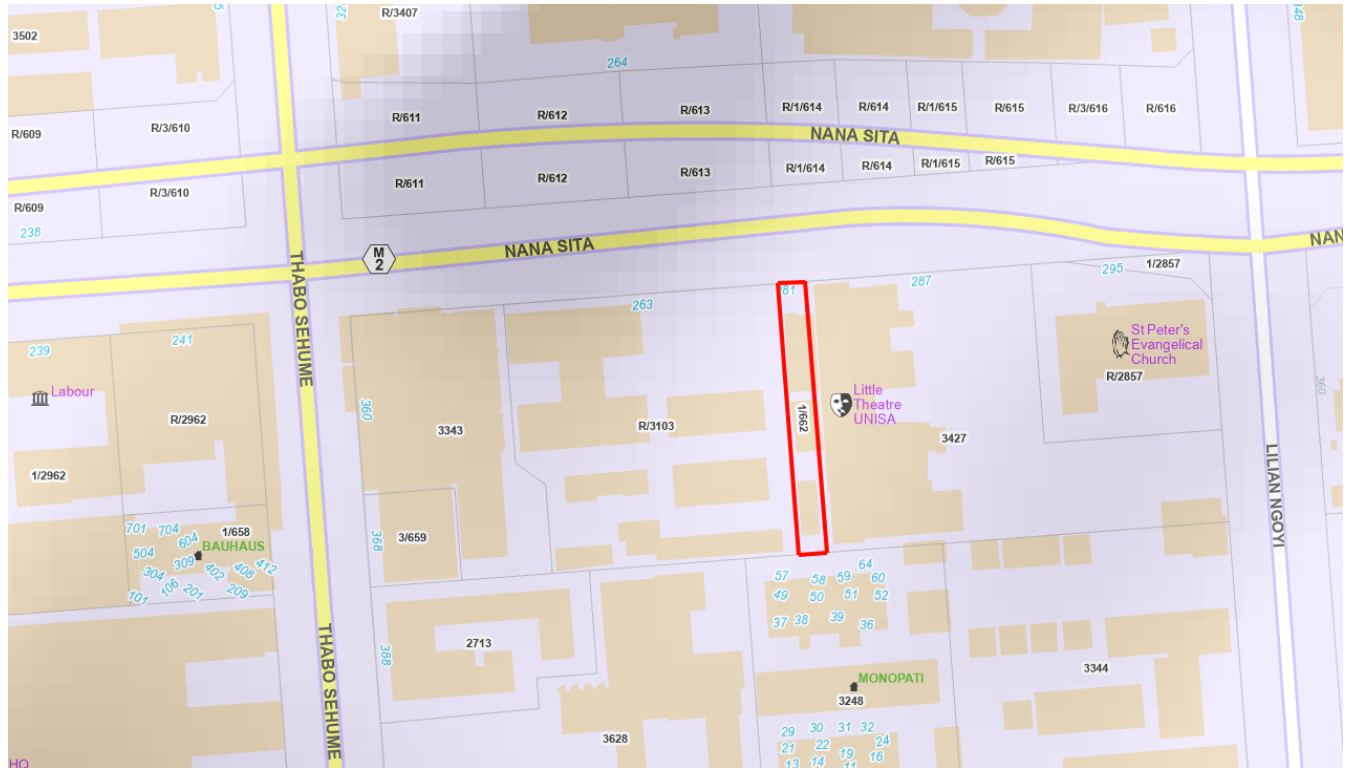
TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024

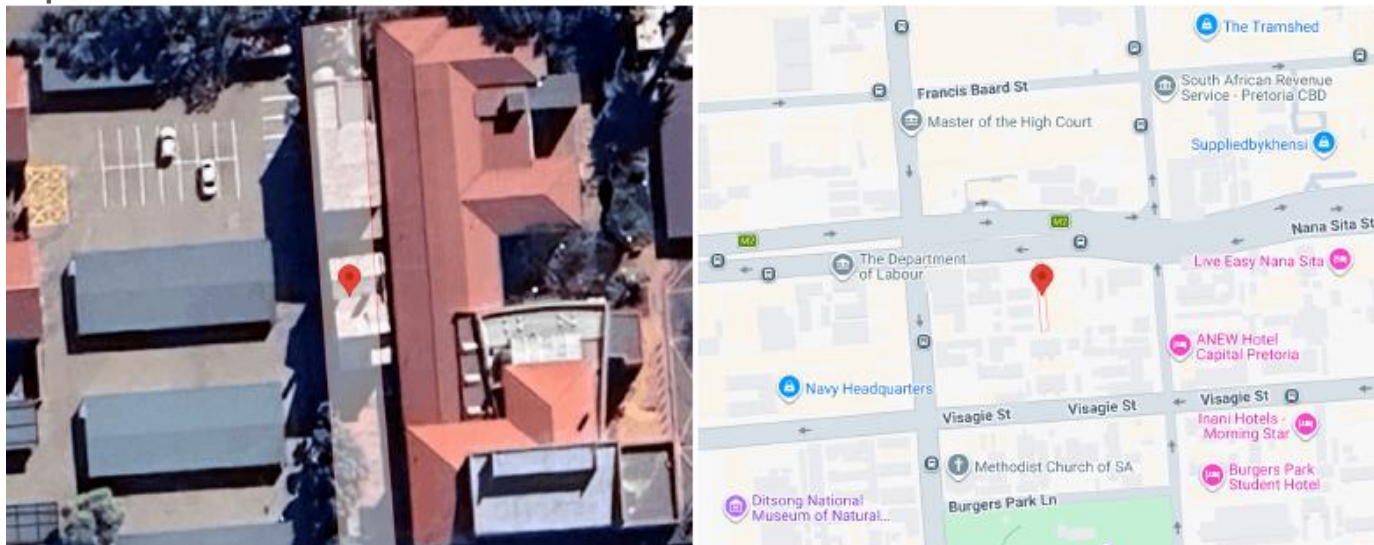
Comes into operation: 01 July 2024



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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The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price, and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy Auctions Africa reserves the right to remove/add assets/lots without notice before or on auction day.