

INFORMATION PACK

FOR

**HIGH EXPOSURE
WAREHOUSE / WORKSHOPS / STORAGE / RETAIL OPPORTUNITY**

280 CHARLOTTE MAXEKE STREET, PRETORIA WEST



On Site Auction Date – Wednesday, 10 April 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information

ERF 1921 PRETORIA

Known As: 280 Charlotte Maxeke Street, Pretoria West

Title Deed: T39779/1998

Extent: 2855.0000SQM

Local Authority: City Of Tshwane Metropolitan

Registration Division: JR

Province: GAUTENG

Registered Owner: ELJONEY BELEGGINGS NOORD PTY LTD (REG: 97/20424/07)

VAT Status: The seller IS Registered for VAT

Zoning: Industrial 2

Property Information

This Property is located to the west of Pretoria CBD. The surrounding properties are mixed use such as commercial, retail and industrial properties. The node is easily accessible via Nelson Mandela Drive, linking the R21 freeway and the Pretoria CBD.

The configuration of the buildings currently offers Workshops, Offices and Stores. The G.L.A. is 3027m².

Usage

Local Authority

City of Tshwane

Zoning

Permitted

Actual

Coverage

Industrial 2

Offices, stores and basement parking

Height

75% 2,141 m²

73.35% 2,094 m²

FAR / Bulk

2 Storeys

2 Storeys

Building lines

1.2 3,426m²

1.10 3,133 m²

Parking requirements

4.5 meters from all boundaries

The building is built on the building line

1 bays per 100m² of workshop space

31 parking bays are required. There are 5 covered bays and 26 open parking bays

Comments

The building lines are not adhered to. The building is however very old and pre-dates the current town planning scheme. It is therefore accepted that the property adheres to town planning regulations.

Improvements Include:

Main Building

Ground Floor

- Reception Office
- Lounge
- Ladies and Gents Ablution
- 1 Office
- Kitchen
- Workshop
- Store
- Store room
- Foreman Office

First Floor

- Ablution
- 4 Offices
- Store
- Large Office
- Strong Room
- Kitchen
- Cloak Room
- Ablution Facilities
- Store Room

The other buildings comprise of:

- Open Workshops
- Parking Bays
- Stores
- Ablutions

The yard, which has concrete paving is accessed through a covered entrance with a roll up gate.

There are 5 covered parking bays in front of the building.

Zoning Certificate



Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lillian Ngoyi (Van der Walt) Street | Pretoria | 0002
PO Box 3242 | Pretoria | 0001
Tel: 012 358 7968
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2018/03/12

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 053601921
ZONING KEY: 053601921

PROPERTY DESCRIPTION: 1921 PRETORIA (CHARLOTTE MAXEKE STREET 280A)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme 2008 (Revised 2014).

A. USE ZONE 11: INDUSTRIAL 2

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES <u>MAY</u> NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Business Building subject to Schedule 10 Cafeteria Car Wash Commercial Use Light Industry Parking Garage subject to Schedule 10 Parking Site subject to Schedule 10 Place of Refreshment Retail Industry Shop subject to Schedule 10	Uses not in Columns 3 and 5	Noxious Industry Municipal Transitional Settlement Wind Turbine

B	ANNEXURE T	N/A
C	MINIMUM ERF SIZE	N/A
D	UNITS PER HA	N/A
E	COVERAGE	Table E, Coverage Zone 3, subject to Clause 27.
F	FLOOR AREA RATIO	Table C, FAR Zone 3, subject to Clause 25.
G	HEIGHT	Table D, Height Zone 3, subject to Clause 26
H	DENSITY	N/A
I	CONSENT USE	N/A
J	BUILDING LINES	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed. Streets : Subject to Schedule 1 Other : Subject to Clause 12
K	SCHEDULE 5	Additional conditions applicable, see attached documents
L	ATTACHED DOCUMENTS	Schedule 1. Schedule 5.

Kind regards



f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

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

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tswaletsopele ya Ikonomi le Polane ya Sebaka •
Ummiyango wezokuthuthukiswa kwesomNtsho namaPlani wezidawo • Kgomo ya Tlhabellu ya Ikonomi le Thulaganyo ya Mafelo • Mohahlo wa Mokolotso ya
Ekonomi na Vhupulani le Phethu • Ndzawelo ya Nhlwukiso wa Ikonomi na Vupulani bya Ndawo • Ummiyango wezokuthuthukiswa komnatho nokukhela
Kwandawo

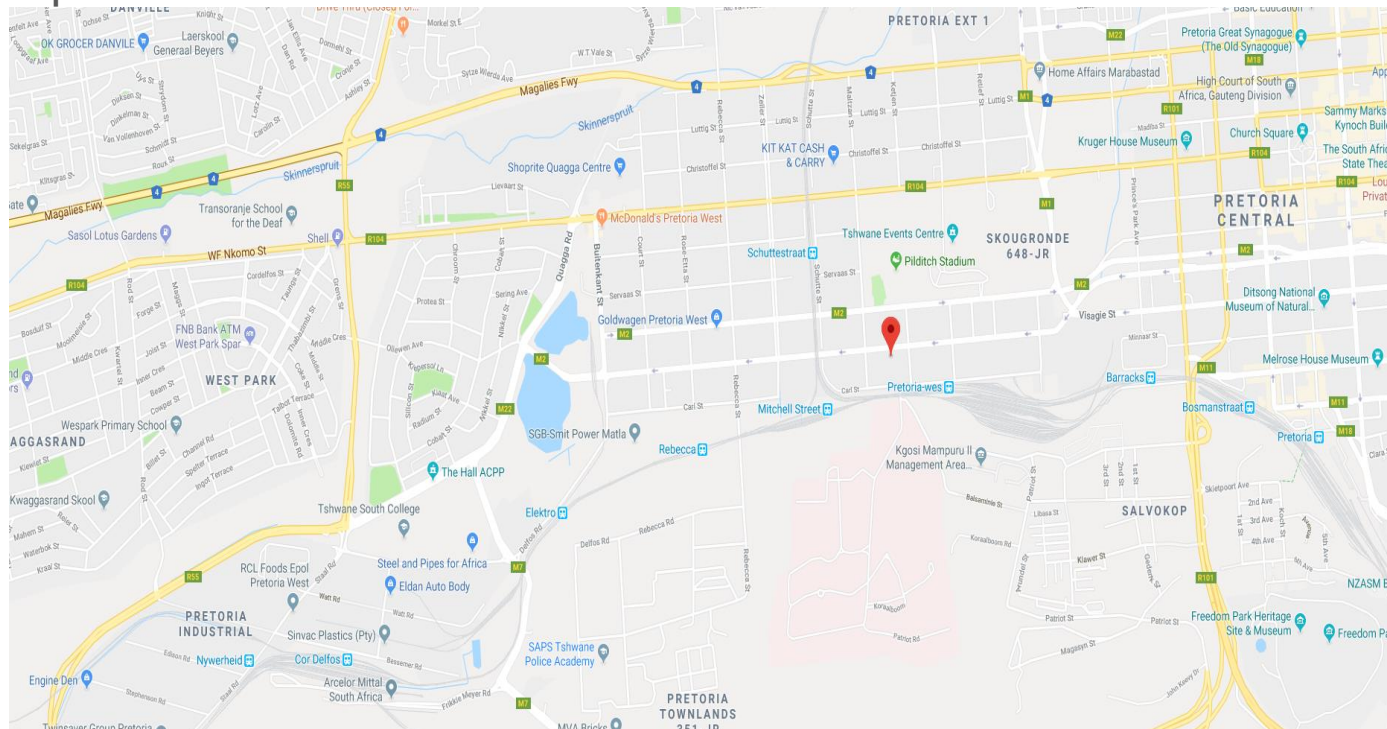
Document Ref: 850147da-9e03-4e39-a500-25ff96b3747d

Photo's



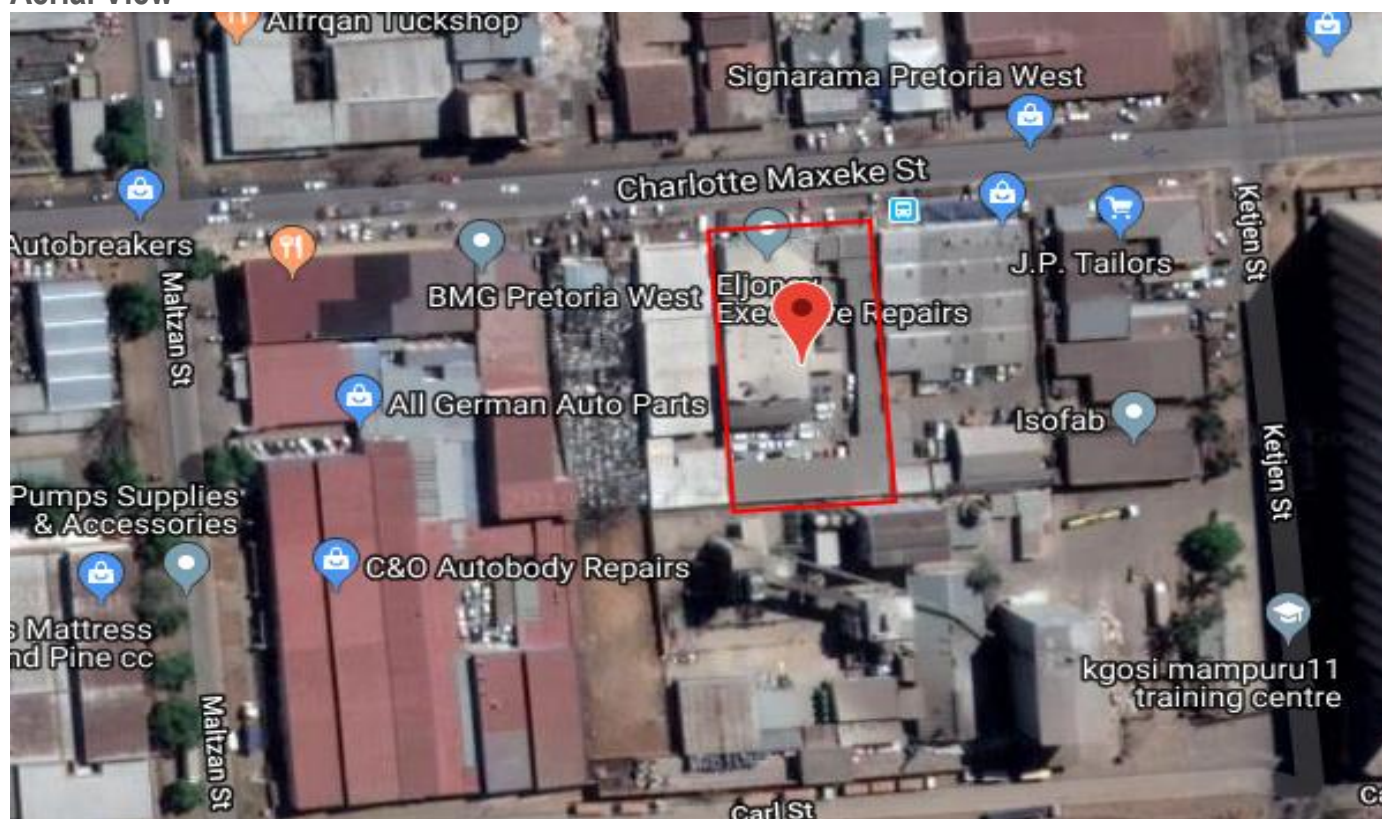


Map



GPS Co-Ordinates 25°45'17.7"S 28°09'51.6"E
-25.754923, 28.164336

Aerial View



GIS



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.

For more information, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

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