

INFORMATION PACK

FOR

2,1Ha ZONED INDUSTRIAL 1 6 WORKSHOPS & WAREHOUSES

STABLE RENTAL INCOME

43 DIAMANT STREET, KLERKSOORD, GAUTENG



ON SITE AUCTION – Thursday, 17 February @ 11h00

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Property Information

Title Deed Information –

REMAINDER OF HOLDING 101, KLERKSOORD AGRICULTURAL HOLDINGS, AKASIA,
PRETORIA, GAUTENG – JR

Known As: 43 DIAMOND STREET, KLERKSOORD AH, AKASIA, PRETORIA

Title Deed: T164169/2006

Extent: 2.1459HA

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: GAUTENG

VAT Status: The seller is NOT registered for VAT

Zoning: INDUSTRIAL 1

FABRICATION / WAREHOUSE / WORKSHOPS / ENGINEERING / STORAGE

2.14Ha Industrial manufacturing park located within the well-developed heavy industrial township of Klerksoord in Pretoria North.

This property has the opportunity to accommodate multiple businesses at once – an ideal small business park!

There are 6 workshops / warehouses on the property with 6 different tenants operating their businesses.

There is ample space at the back of the property for further development.

3 Phase Electricity

415 KiloWhat ÷ 6 Warehouses

There is a borehole servicing the whole property.

Currently the tenants are running different commercial / industrial businesses, other suggestions:
Lawn mower repairs, car mechanic, engineering, manufacturing of cupboards, storage facilities.

RENT PER MONTH

Average of ±R27.00 per m² rental income per unit (warehouse)

UNIT	SQM	RENT P/M	INCREASE	LEASE END
1	630	R17 010	Annual 8%	31/08/2022
2	450	R11 250		VACANT
3	450	R12 150	Annual 8%	31/07/2022
4	450	R11 250	Annual 8%	31/10/2022
5	630	R12 600	Half Annual 10%	31/03/2022
6	600	R16 200	Annual 8%	31/07/2022
HOUSE		R4 500	Annual 10%	30/09/2022
FLAT		R2 900	Annual 10%	31/07/2022
±R 87 860.00			RENTAL INCOME PER MONTH	
±R 1 054 320.00			PER ANNUM	

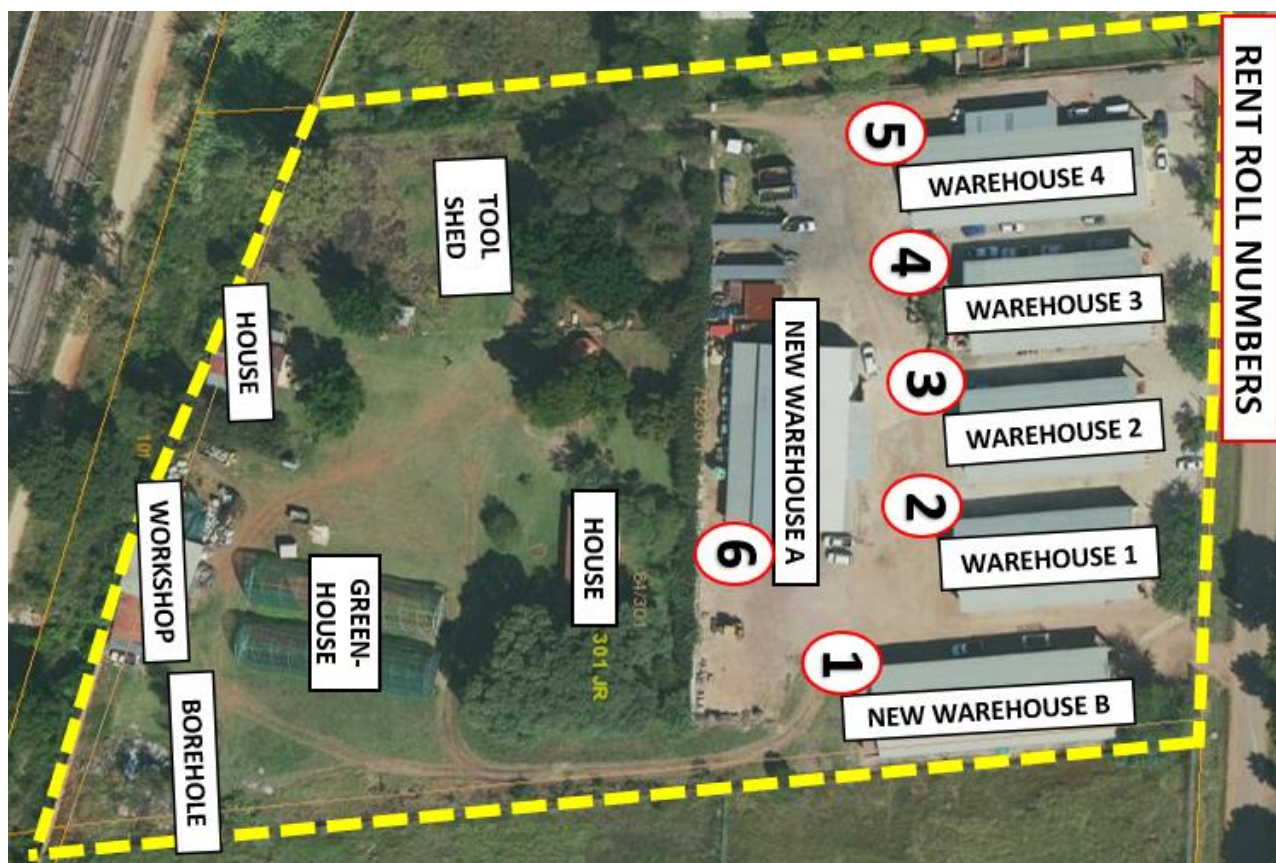
Each unit has their own prepaid electricity meter and a water meter directly linked to the municipality. The owner receives one bill at the end of the month and calculate each unit separately.

Rates & Taxes ± R 2611.00p/m

Property Description:

- 6 x Warehouses / Workshops
- 1 x House
- 1 x Flat
- Greenhouse
- Borehole

Aerial Shot & Layout

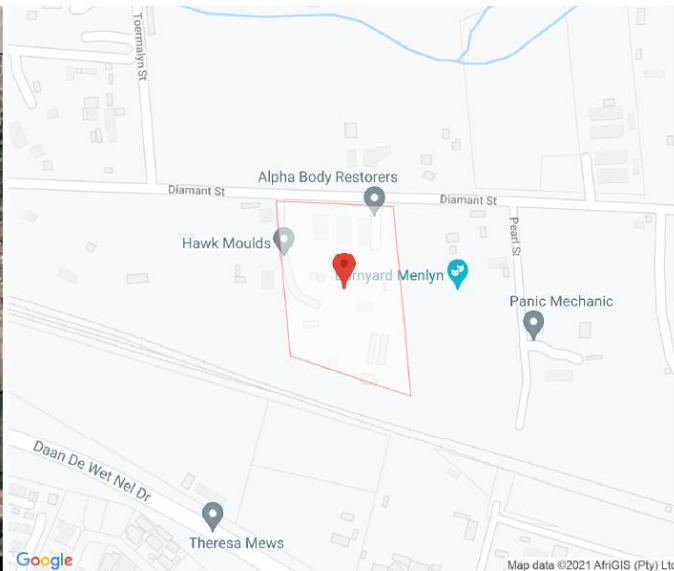


Photos

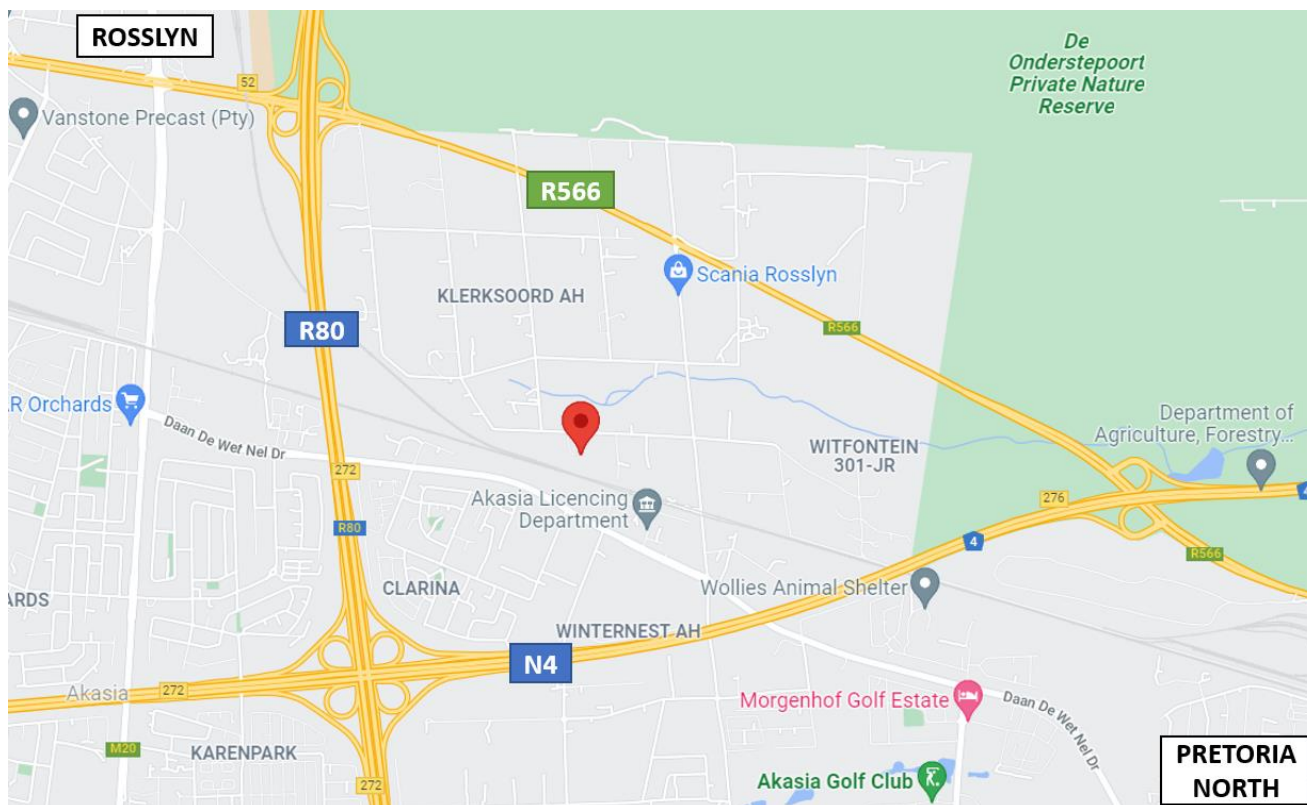




Map



GPS Co-Ordinates 25°38'40.7"S 28°07'28.4"E
-25.644633, 28.124562



Zoning Certificate



City Planning, Development and Regional Services Department

Room G4 | Ground Floor | Akasia Municipal Complex | 485 Heinrich Avenue |
 Karen Park | Akasia 0118
 PO Box 3242 | Pretoria | 0001
 Tel: 012 358 1557 | Fax: 012 358 9115
 Email: mabem@tshwane.gov.za | www.tshwane.gov.za

Contact person: Moroosi Mabe
 Division/Section/Unit: Geomatics

TO WHOM IT MAY CONCERN

Date: 08 April 2010

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008

PROPERTY DESCRIPTION: REMAINDER OF HOLDING 101 KLERKSOORD AH

1. **USE ZONE 10: INDUSTRIAL 1** subject to Annexure T: A526.
2. **PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):**
 Cafeteria
 Car Wash
 Commercial Use
 Industry
 Light Industry
 Parking Garage subject to Schedule 10
 Parking Site subject to Schedule 10
3. **PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):**
 Noxious Industry subject to Clause 14(6)(d)(ii).
 Uses not in Columns 3 and 5, that is uses not specified in Paragraphs 2 and 4 of this certificate.
4. **PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):**
 Not applicable.
5. **TEMPORARY USES MAY BE PERMITTED IN TERMS OF CLAUSE 14(8).**
6. **DENSITY:** Not applicable.

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7. **HEIGHT:** Annexure T: A526.
8. **FLOOR AREA RATIO:** Annexure T: A526.
9. **COVERAGE:** Annexure T: A526.
10. **BUILDING LINES:**

 Streets : Annexure T: A526.
 Other : Subject to Clause 12.
11. **CONSENT USES:** none
 Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have elapsed in terms of the conditions of the Consent Use approval. The validity will have to be proven by the owner of the property.
12. **ATTACHED DOCUMENTS:**

 Annexure T: A526.
 Clause 12.

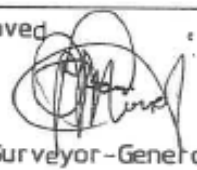
NOTE:

The above zoning information must be read in conjunction with the relevant Annexure T, if any, and the rest of the Clauses of the Tshwane Town-planning Scheme, 2008. Where an Annexure T does not specify or stipulate a land use or development control (for eg. Height, F.A.R. etc) the stipulations of the said Scheme clauses and the above Zoning Certificate shall prevail.

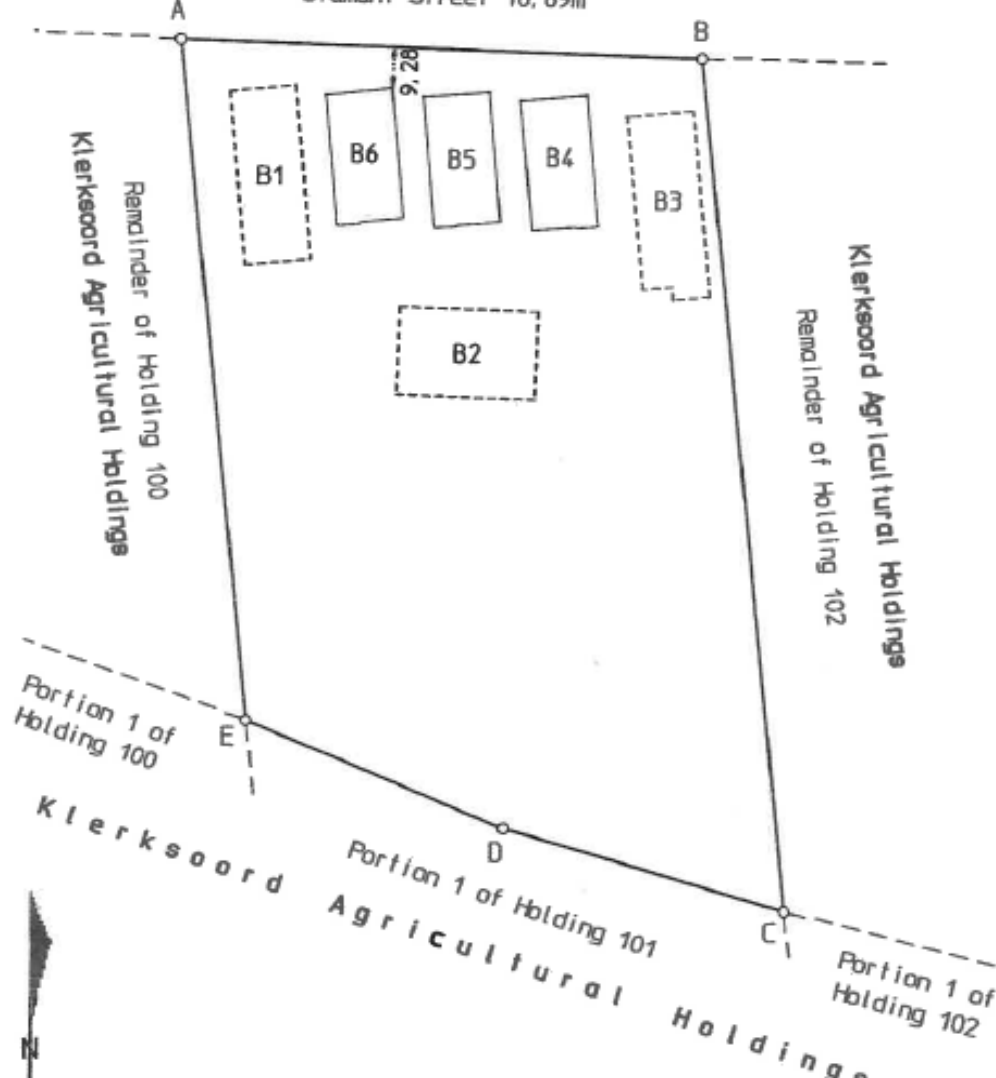
Kind regards



DO Nkoane
f STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL
SERVICES

SHEET 2 OF 4 SHEETS	S. G. No. D251/2015
AMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME (and affects Sectional Plan S. G. No. D523/2010, SS)	Approved  for Surveyor-General <div style="text-align: right;">2015-03-31 Date</div>

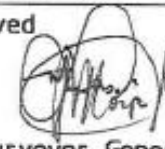
Klerksoord Agricultural Holdings
Diamant Street 18, 89m



NOTES :

1. The figure ABCDEA represents Portion 792 of the Farm Wilfontein No. 301-JR
2. All measurements are given in metres.
3. B denotes Building.
4. ----- represents: Previous Phase.

LAND SURVEYOR T. F. Dreyer 733 Besembiesie Avenue Montana Park	JOBETH INDUSTRIAL PARK DRAWING TITLE : BLOCK PLAN
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SHEET 4 OF 4 SHEETS		S. G. No. D251/2015
AMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME (and affects Sectional Plan S. G. No. D523/2010, SS)		Approved  for Surveyor-General 2015-03-31 Date
SECTION No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA-PERCENTAGE
1	596	18, 6425
2	633	19, 7998
3	624	19, 5183
4	449	14, 0444
5	446	13, 9506
6	449	14, 0444
TOTAL		100, 0000
NOTE: Sections 4, 5 & 6 added.		
LAND SURVEYOR T. F. Dreyer 733 Besembiesie Avenue 733 Montanna Park		JOBETH INDUSTRIAL PARK DRAWING TITLE :

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.

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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