

INFORMATION PACK

For

NEWLY RENOVATED COMMERCIAL PROPERTY

Stand 534, Thlalosang Street, Soshanguve-DD



On Site Auction: Wednesday, 1 November 2017 @ 14h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za

Property Details

Title Deed Information

Erf 534 Soshanguve-DD, JR re-zoned to Erf 1340 Soshanguve-DD, JR

Known as: Stand 534, 6858 Tlhalosang Crescent, Soshanguve-DD

Title Deed: T29721/1992

Extent: 2522.0000sqm

Local Authority: City of Tshwane Metropolitan Municipality

Registration Division: JR

Province: Gauteng

Registered Owner: FARAGAMO TRADING 204 CC (Reg 2011/021377/23)

Zoning – USE ZONE 7: BUSINESS 2

Commercial Property with Business 2 Zoning with existing leases in place. This is an excellent growth opportunity for investors.

The property consists of 5 lettable spaces in a newly renovated commercial building. The complete G.L.A. is approximately 1800m².

Unit 1 – General Dealer

Unit 2 – Professional Office Space

Unit 3 – Large Hall

Unit 4 – Large Hall

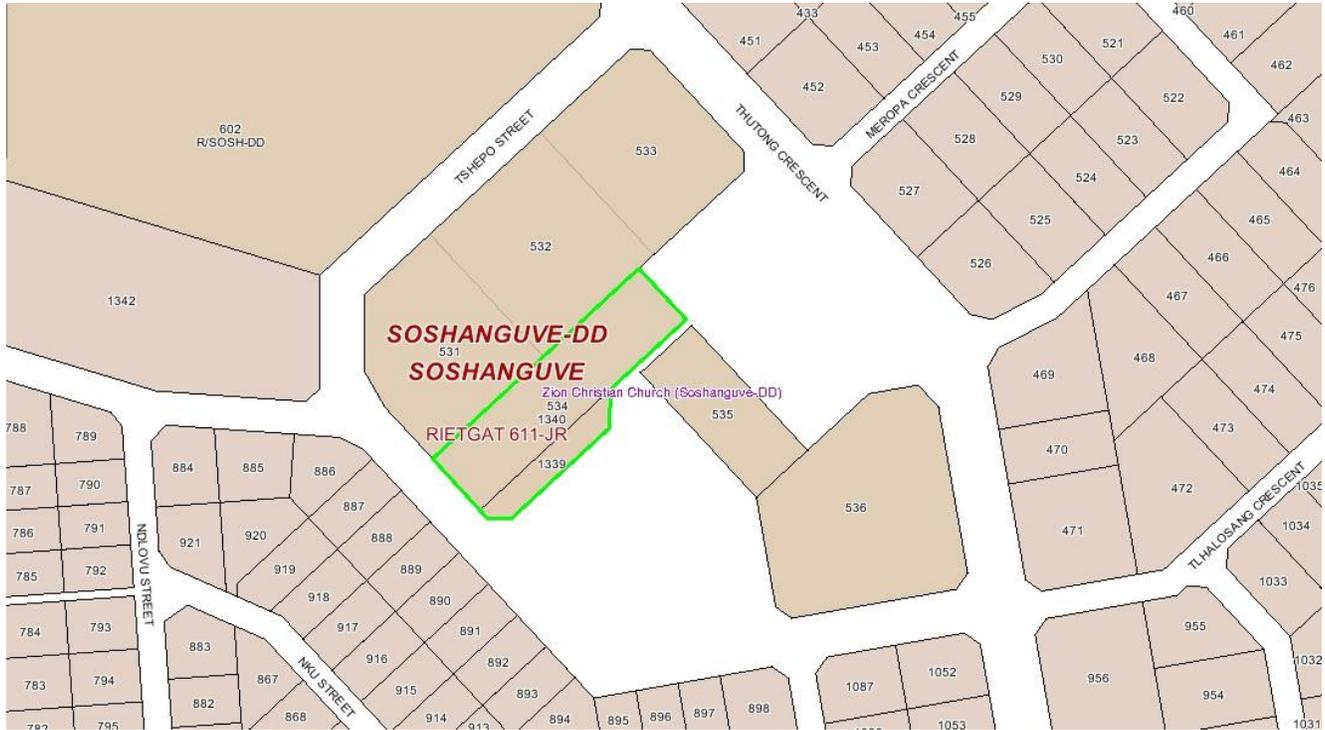
Unit 5 – Sports

Unit 1 and Unit 5 are currently let with an income of R25 000.00 per month. These leases are on a month to month.

The large halls are ideal for use as a Church, Community Hall, Function Venue, etc. The building can also be utilized as a Medical Centre with Consulting Rooms.

There is ample secure parking on the property.

GIS



Zoning Certificate



City Planning & Development Department

Room 1-010 | Isivuno Building | 143 Lillian Ngoyi (Van der Walt) Street | Pretoria | 0001
 PO Box 3242 | Pretoria | 0001
 Tel: 012 358 7987/8
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: GeoWEB

Date 2015/05/05

TO WHOM IT MAY CONCERN

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

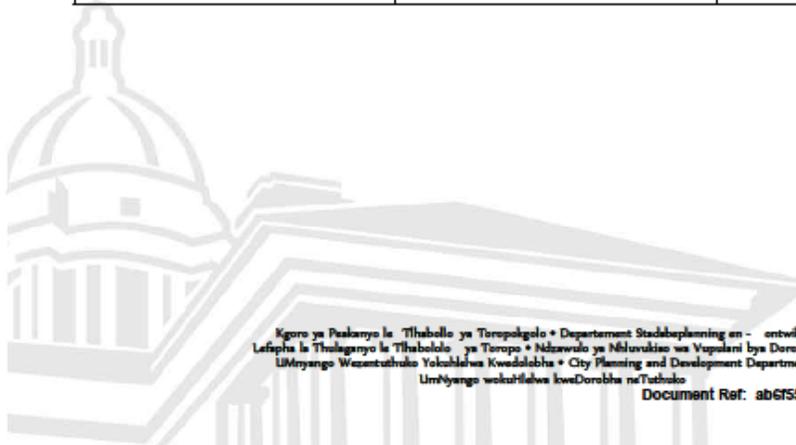
PROPERTY KEY: 011301340

PROPERTY DESCRIPTION: 1340 SOSHANGUVE-DD (Registered)(TLHALOSANG CRESCENT 6858)

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

A. USE ZONE 7: BUSINESS 2

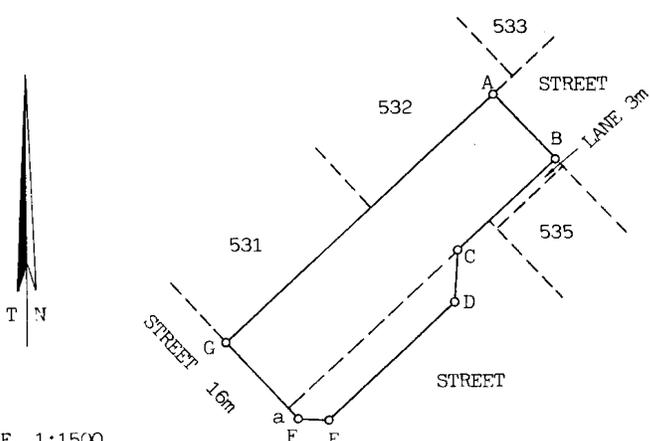
PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Business Building Dwelling-units Guest-house Institution Light Industries subject to Schedule 10 Motor Dealership Parking Garage subject to Schedule 10 Parking Site subject to Schedule 10 Shop Place of Refreshment Residential Building excluding Boarding House, Hostel and Blocks of Tenements Retail Industry Vehicle Sales Mart subject to Schedule 10 Vehicle Sales Showroom Veterinary Clinic	Blocks of Tenements Boarding House Hostel Uses not in Columns 3 and 5	Industry Municipal Transitional Settlement Noxious Industry Panel-beater Scrap Yard Wind Turbine



Kgoro ya Peleanyo le Tlhabollo ya Toropagole • Departement Stadbeplanning en - ontwikkelings
 Lefapha le Tlhabollo ya Toropo • Muzwano ya Mluzukisa wa Yopulani bya Dorebanikato
 Umnyango Wazentshako Yokubhala Kwedolobha • City Planning and Development Department
 Umnyango wasekhelwa kweDorobha neTshako

Document Ref: ab6f5520-8e0f-49be-8dca-bfac46fe2185

SG Diagram

SIDES Metres	DIRECTIONS		
AB	25,00	317 14 00	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p>S. G. No. A 10675/1991</p> <p>APPROVED</p> <p><i>[Signature]</i> for Surveyor- General 30/3/1991</p> </div> <div style="margin-left: 20px; vertical-align: middle;"> <p>P.B. No. 417/1988 Approved</p> <p><i>[Signature]</i> Director - General: Development Aid 27. 7 1988</p> </div>
BC	36,87	47 14 00	
CD	14,14	2 14 00	
DE	48,00	47 14 00	
EF	8,49	92 14 00	
FG	29,00	137 14 00	
GA	100,87	227 14 00	
DESCRIPTION OF BEACONS			
A 20mm Iron pipe.			
B,G 12mm round Iron peg.			
C,D,E,F 20mm x 450mm Iron pipe.			
COMPONENTS			
Erf			
1. The figure ABaG represents Site 534. Vide General Plan(P.B. No. 13/1987) S.G. No A 405/1990 Deed of Transfer No 29721/1992			
2. The figure CDEFa represents Site 1339. Diagram(P.B. No. 416/1988) Diagram S.G. No A 10674/1991 Erf Deed of Transfer No			
			
SCALE 1:1500			
The figure A B C D E F G represents 3094 square metres of land , being Erf Site 1340 (Comprising components as scheduled above) of the township <u>SOSHANGUVE - DD</u> Province of Transvaal			
Compiled in April 1988		by me <i>T. Zakiewicz</i> Land Surveyor	
This diagram is annexed to No. dated i.f.o.	The original diagrams are is as tabulated above	S.R. No. Sheet No. 4 B.D. No. 70-DD Comp. JRVN 434	

Photo's





Terms

To bid, bidders must register with FICA documents (Copy of ID and Proof of Residence)

5% Deposit payable on the fall of the hammer

10% Commission + VAT payable on the fall of the hammer

45 Days for Guarantees

Disclaimer

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