

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

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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.

Map

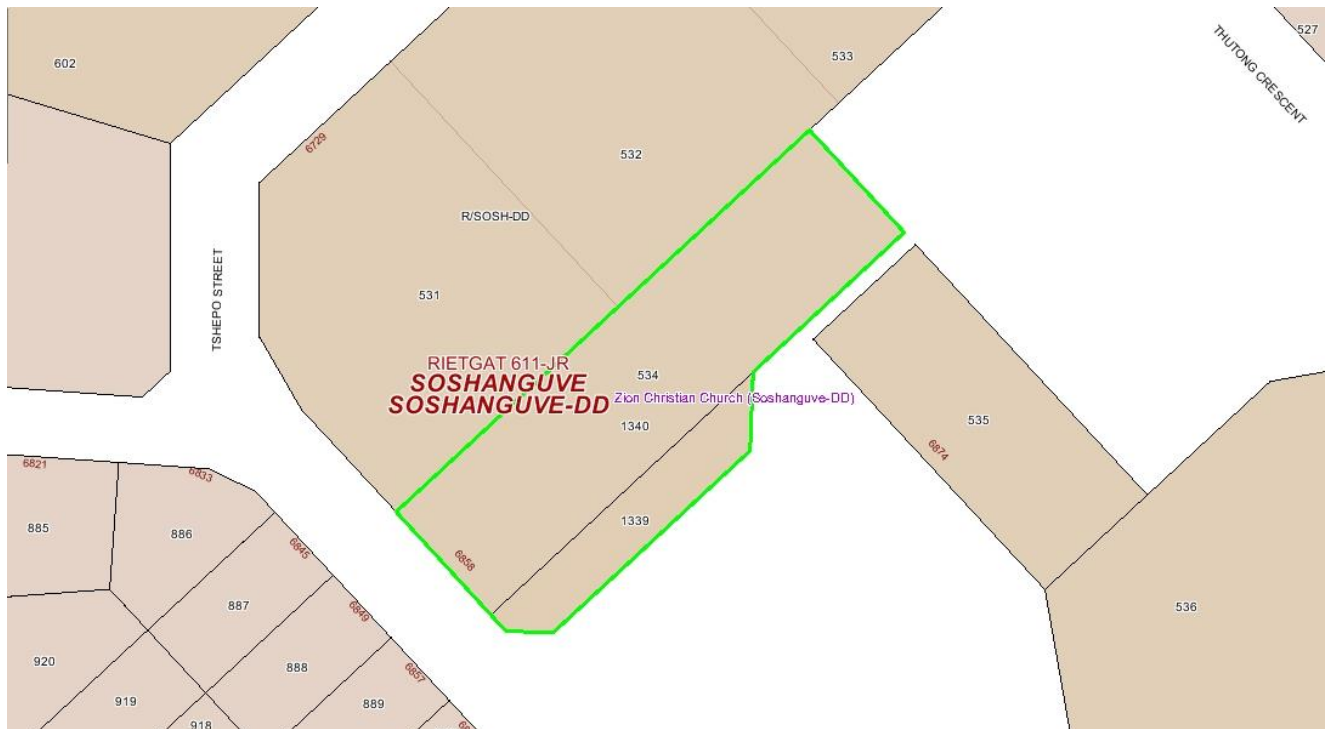


25°29'24.3"S 28°06'45.1"E
-25.490086, 28.112532

Aerial View



GIS



Zoning Certificate



City Planning & Development Department

Room 1-010 I Isivuno Building I 143 Lillian Ngoyi (Van der Walt) Street I Pretoria I 0002
PO Box 3242 I Pretoria I 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 Paikanyo le Tlhabollo ya Tsepatigolo • Departement Stadsbeplanning en - ontwikkeling
Lefapha le Tlhabollo le Tlhabollo ya Tsepatigolo • Departement Stadsbeplanning en - ontwikkeling
Umfundiso Wasezwelele Yokubekwa KweDorobha • City Planning and Development Department
Umfundiso Wasezwelele Yokubekwa KweDorobha neTlhabollo

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

SG Diagram

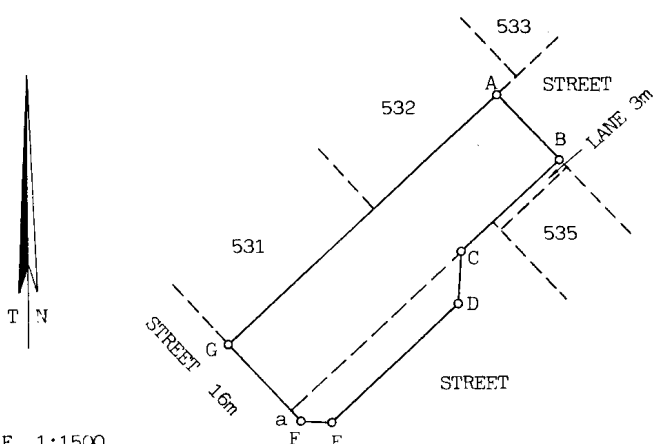
SIDES Metres		DIRECTIONS	S. G. No. A 10675/1991 APPROVED <i>[Signature]</i> for Surveyor-General 30/3/1991	P.B. No. 417/1988 Approved <i>[Signature]</i> for Director - General: Development Aid 27. 7 1988
AB	25,00	317 14 00		
BC	36,87	47 14 00		
CD	14,14	2 14 00		
DE	48,00	47 14 00		
EF	8,49	92 14 00		
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 SOSHANGUVE - DD
Province of Transvaal

Compiled
in April 1988 by me *T. Zakiewicz*
T. Zakiewicz Land Surveyor

This diagram is annexed to No. dated i.f.o.	The original diagrams are P.B. No. 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

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