

INFORMATION PACK

FOR

**5000m² COMMERCIAL OPPORTUNITY WITH
HIGH EXPOSURE AND VISIBILITY**

1297 Van Der Hoff Road, Hercules, Pretoria



On Site Auction Date – Thursday, 1 August 2019 @ 11:00

Contact: Pieter Nel – 084 8800 165

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Property Information

Title Deed Information –

PORTION 233 (RE) OF THE FARM ZANDFONTEIN 317, JR, GAUTENG

Known As: 1297 Van Der Hoff Road, Pretoria, Gauteng

Title Deed: T29927/1996

Extent: 5012.0000SQM

Local Authority: CITY OF TSHWANE METROPOLITAN MUNICIPALITY

Registration Division: JR

Province: Gauteng

Registered Owner: FROGGY PROJECTS CC (199403476823)

VAT Status: Seller is NOT registered for VAT

Zoning: Industrial 1

Property Information:

This 5000m² multi-use commercial property has high exposure and excellent visibility, perfectly located in on a very busy road in Hercules, Pretoria. An ideal investment with various lease agreements in place and an established Restaurant and Pub (that has been in business for 17 years).

The property has 3 mini factory buildings, and undercover car display area facing Van Der Hoff Road and 3 large undercover open workshop areas.

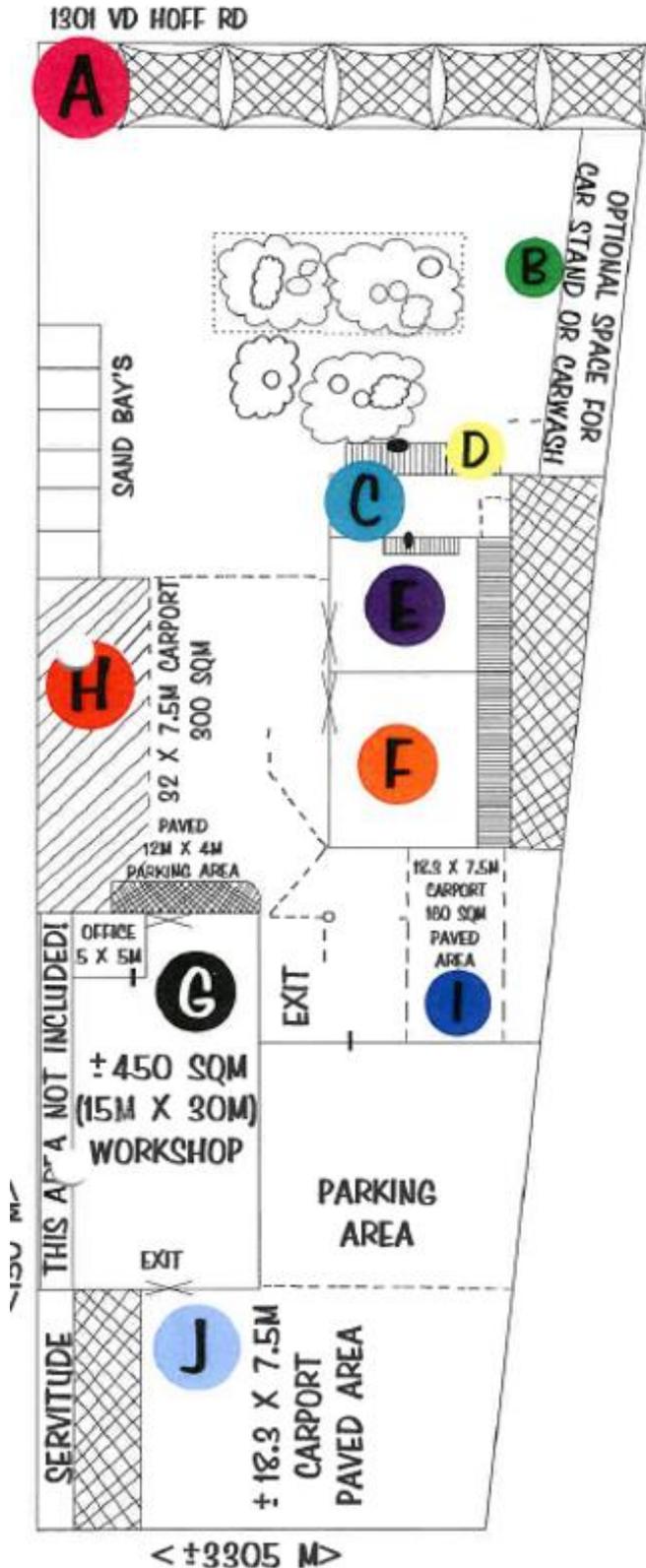
The fully licensed restaurant has been in operation for 17 years and will be sold as a going concern with its furniture and equipment.

There are 7 current lease agreements in place, with a gross income of R70 500 per month. These leases can be extended or terminated according to the new owners' requirements.

This Property Offers:

- | | |
|--|---|
| 1. Car Stand ± 240 m ² | R 4 000 p/m plus fixed fee per vehicle sold |
| 2. Living Quarters and Engineering Shop ± 225 m ² | R 5 000 |
| 3. Restaurant ± 225 m ² | R 10 000 |
| 4. Workshop ± 220 m ² | R 15 000 |
| 5. Mini Factory ± 450 m ² with 900 m ² Parking | R 25 000 |
| 6. Car port 152 m ² with 160 m ² paved area | R 3 500 |
| 7. Car Port 152 m ² with 160 m ² yard | R 8 000 (vacated May 2019) |

Site Plan



A. DISPLAY AREA: CAR STAND CURRENTLY RENTED BY D.T KNOX @R10 000.00 P/M PLUS MINUS 220 SQM PLUS EAST BOUNDRY AVAILABLE FOR PARKING PLUS MINUS 240 SQM.

B. EAST BOUNDRY AVAILABLE FOR WORK OR PARKING AREA PLUS MINUS 300 SQM. @R _____ ?

C. GROUND FLOOR: MAIN ENTRANCE CURRENTLY OCCUPIED AS LIVING QUARTERS (75SQM) @ R5000.00 1 BEDROOM, LOUNGE, TOILET, SHOWER, OPEN PLAN KITCHEN & OFFICE.

D. UPPER 1ST FLOOR PLUS WOODEN DECK AND BEING FURNISHED AND EQUIPPED AS A RESTAURANT COFFEE SHOP PLUS MINUS 225SQM @ R13 000.00

E. ENGINEERING SHOP PLUS MINUS 150SQM @ R10 000.00P/M LEASED BY D.T KNOX POTENTIAL INCOME.

F. VACANT SHOP PLUS MINUS 220SQM. POTENTIAL INCOME R15 000.00 P/M.

G. SECOND FACTORY: PLUS MINUS 30 X 15M WORKSHOP, 5 X 5M OFFICE. PLUS 900 SQM PARKING ARE @ R25 000 P/M.

H. CARPORT 32 X 7.5M PAVED AREA PLUS MINUS 300SQM USED FOR GENERAL REPAIRS / PARKING. @ R5 000 P/M

I. CARPORT 18.3 X 7.5M PAVED AREA PLUS MINUS 160 SQM USED FOR GENERAL REPAIRS / PARKING. R8000

J. CARPORT 18.3 X 7.5M PAVED AREA PLUS MINUS 160 SQM @ R8 000 P/M

Photos





Zoning Certificate:



Economic Development and Spatial Planning

Room 1-010 | Isivuno Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002
 PO Box 3242 | Pretoria | 0001
 Tel: 012 358 7988
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

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Date 2019/07/01

TO WHOM IT MAY CONCERN

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

PROPERTY KEY: 080400000/233
 ZONING KEY: 080400000/233
 SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Farm Portion Ptn 233 ZANDFONTEIN 317-JR (1297 VAN DER HOFF ROAD)

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

A. USE ZONE 10: INDUSTRIAL 1

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 subject to Schedule 10 Cafeteria Car Wash Commercial Use Industry Light Industry Parking Garage subject to Schedule 10 Parking Site subject to Schedule 10 Place of Refreshment Retail Industry Shop subject to Schedule 10	Municipal Transitional Settlement subject to Schedule 27 Noxious Industry subject to Clause 14(6)(d)(ii) Uses not in Columns 3 and 5	Wind Turbine

B ANNEXURE T	Not Applicable
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E COVERAGE	Table E, Coverage Zone 6, subject to Clause 27
F FLOOR AREA RATIO	Table C, FAR Zone 6, subject to Clause 25
G HEIGHT	Table D, Height Zone 6, subject to Clause 26
H DENSITY	Not Applicable
I CONSENT USE	Not Applicable
J BUILDING LINES	Streets : Subject to Schedule 1 Other : Subject to Clause 12
K SCHEDULE 5	Not Applicable
L ATTACHED DOCUMENTS	Schedule 1-P53

In case of any discrepancy on the property description of the Zoning Certificate, Annexure T, Consent Use and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.



f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNotho namaPani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Mubhaso wa Mveledziso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhlurukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthuthukiswa Komnotho Nokahlelwa Kwendawo

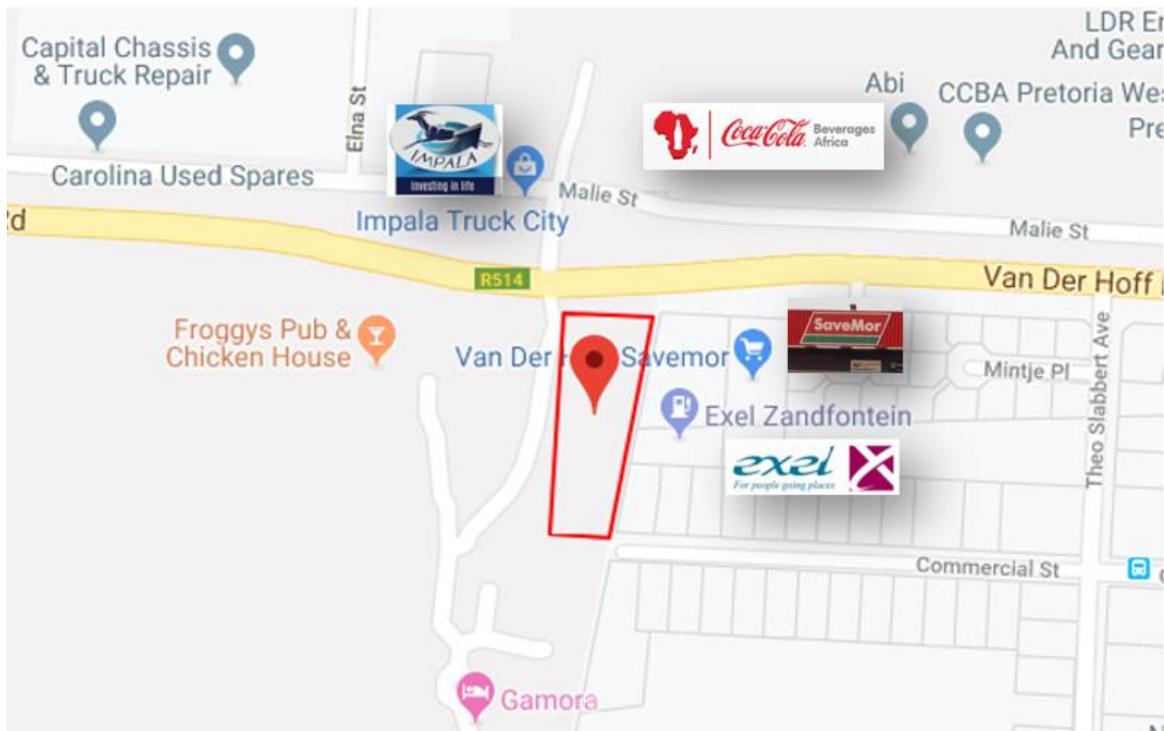
On request, this document can be provided in another official language.

Document Ref: 080400000/233_20190701_142823619_1

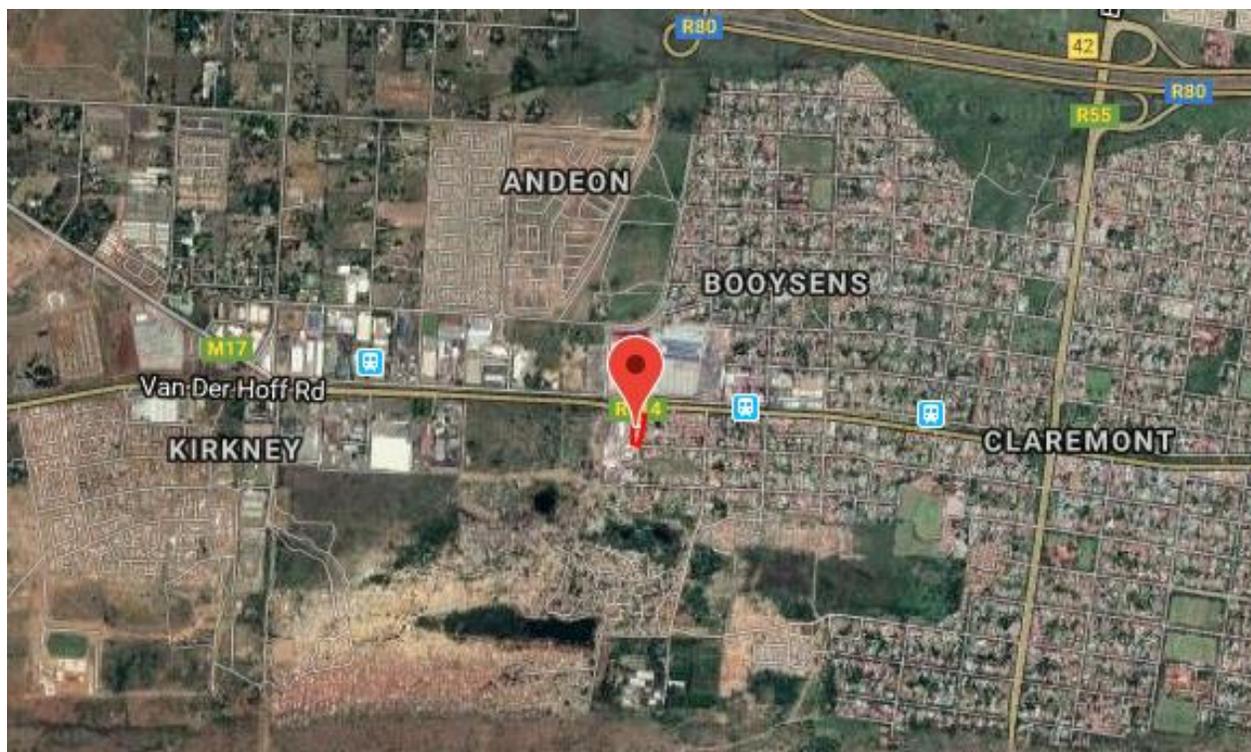
Map



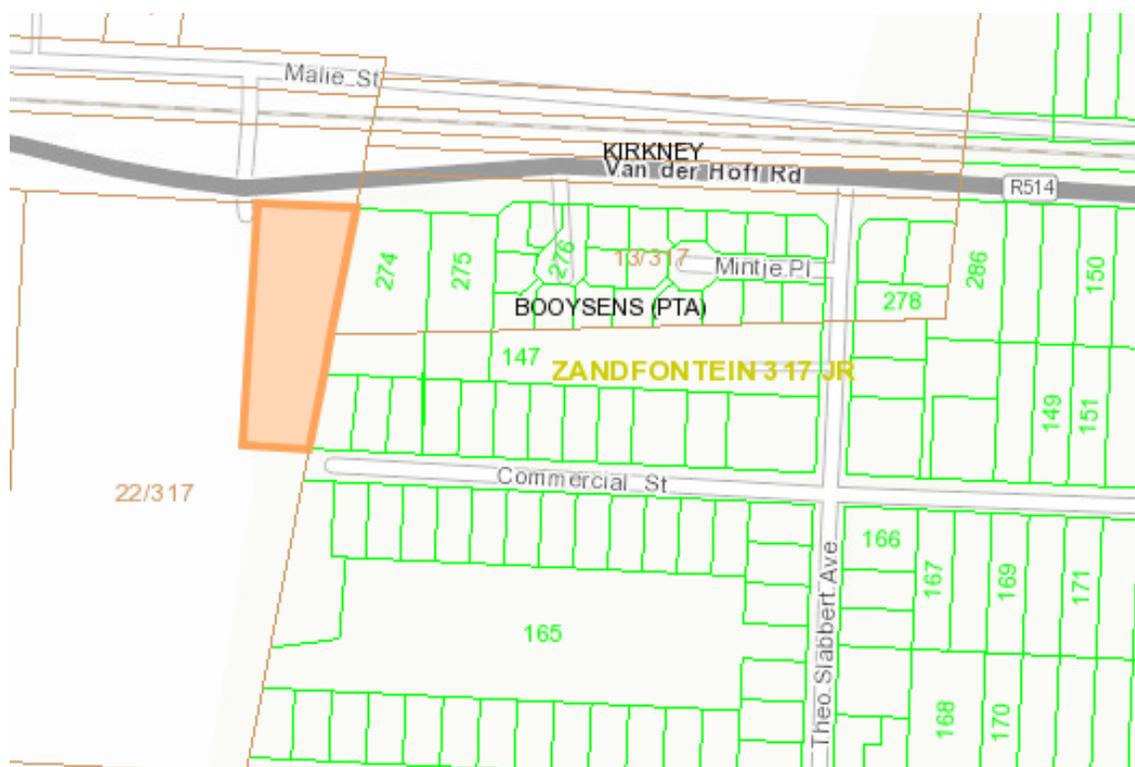
GPS Co-Ordinates 25°42'59.6"S 28°07'10.4"E
-25.716553, 28.119546



Aerial View



CSG



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.

Pieter Nel

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