INFORMATION PACK

FOR

ZONED INDUSTRIAL 2
LARGE WORKSHOP
WITH OFFICES
LOCK, STOCK & BARREL

39 VON WIELLIGH STREET, PRETORIA WEST









ON SITE AUCTION – Wednesday, 2 December 2026 @ 11h00

Pieter 082 5757 302 | pbeukes@bideasy.co.za

Property Information
Title Deed Information –

PORTION 0 OF ERF 1967, PRETORIA, GAUTENG – JR

Known As:	**39 VON WIELLIGH STREET, PRETORIA WEST**
Title Deed:	**T54271/1996**
Extent:	**2085m²**
Local Authority:	**CITY OF TSHWANE METROPOLITAN MUNICIPALITY**
Registration Division:	**JR**
Province:	**GAUTENG**
VAT Status:	**The seller is NOT registered for VAT**
Zoning:	**INDUSTRIAL 2**

Property Information

INDUSTRIAL PROPERTY WITH MULTIPLE INCOME STREAMS AND AUTOMOTIVE WORKSHOP POTENTIAL

This property is located in Pretoria West, within an established industrial and commercial node offering good visibility, convenient access, and proximity to a range of established businesses. The surrounding area includes automotive businesses, workshops, auto-electrical services, wholesalers, retail outlets, and other industrial operations, supporting the property's suitability for continued automotive use or alternative industrial and commercial applications.

The property is zoned Industrial 2 and is currently utilised as an Automotive Workshop. It offers a substantial operational setup comprising a large open-plan workshop, 5 vehicle lifts, 3 workstations, a dedicated vehicle wash bay, offices with reception facilities, storage areas, staff facilities and a 3-bedroom apartment.

The property is well suited to continued use as a panel-beating, mechanical or general automotive workshop, while the existing improvements also provide flexibility for other industrial or commercial uses.

The property offers multiple potential income streams, with the office area, apartment, and workshop that can be used or rented independently, subject to applicable requirements and agreements.

The property benefits from existing income generated by the apartment rental and cell tower, providing additional income potential to an owner-occupier, investor or operator.

Workshop Facilities
Large open-plan workshop area providing space for vehicle servicing, repairs and related automotive operations and is equipped with:

- 5 Vehicle lifts
- 3 Internal workstations
- Extensive workshop and vehicle servicing space
- Dedicated vehicle wash bay
- Existing tools and equipment included in the sale

The inclusion of the existing tools and equipment provides an opportunity for a purchaser to acquire an established, ready-to-operate automotive workshop setup.

Offices & Client Facilities
A separate building provides dedicated office space and a reception area with direct access from the road, allowing clients to enter independently. The space also offers potential for separate use or rental. Facilities include:

- Reception area with direct road access for client reception
- 4 Offices
- Walk-in safe
- Toilet with basin

Residential Accommodation
The property also includes a 3-bedroom apartment, providing on-site accommodation and an established rental income stream. The apartment comprises:

- 3 Bedrooms
- Living room
- Kitchen
- Bathroom
- Separate dual entrances

Storage & Staff Facilities
Additional improvements support the day-to-day operation of the workshop and include:

- Separate storeroom
- Staff room with shower and basin
- Semi-open storeroom with 2 large shelving units
- Dedicated work area with 2 basins for washing hands and cleaning work items
- Separate staff toilets

Existing Income
The property benefits from two established income streams:

- **Apartment Rental**: R3,275.00 per month on a month-to-month rental agreement.
- **Cell Tower Installation**: R7,900.00 per month, with the existing agreement in place until 2035.

The property currently generates a combined monthly income of R11,175.00 from these two sources, before considering any potential rental income from the workshop and office areas.

Electrical Supply
The property has an 80-amp, three-phase electricity supply with installed pre-paid electricity meters.

Location & Surrounding Area
Pretoria West is an established industrial and commercial node, accommodating a wide range of businesses involved in manufacturing, engineering, automotive services, wholesale trade and distribution.

The area benefits from access to major transport routes, including the R104 (WF Nkomo Street) and N4, with connections to the N1 and N14 highways. The surrounding industrial and commercial environment includes established automotive workshops, auto-electrical services, parts suppliers and various supporting businesses.

This location provides a suitable business environment for automotive operations, mechanical workshops, warehousing, manufacturing and other industrial or commercial activities.

**** A list of the equipment and tools included is available on request****

Rates & Taxes: ± R3,905.53

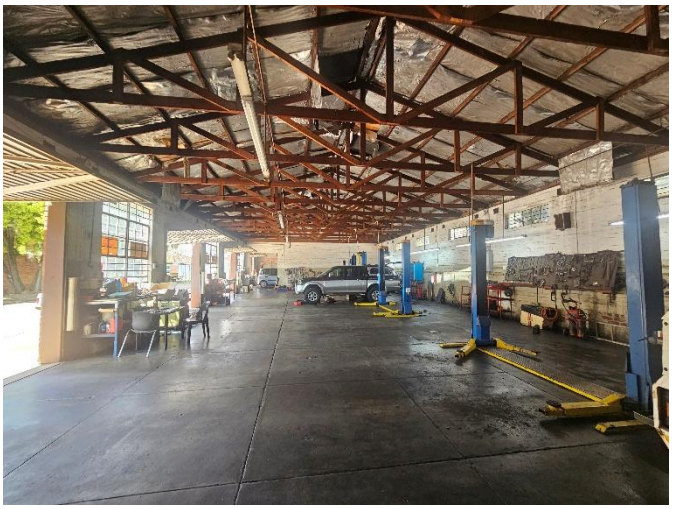
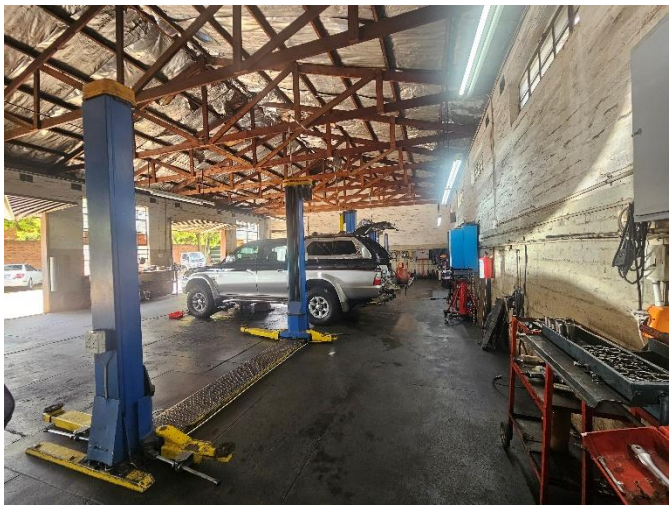
Aerial Photos



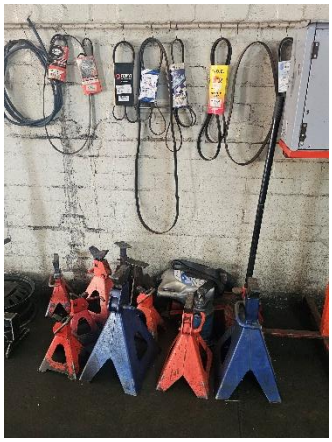


Photos - Workshop



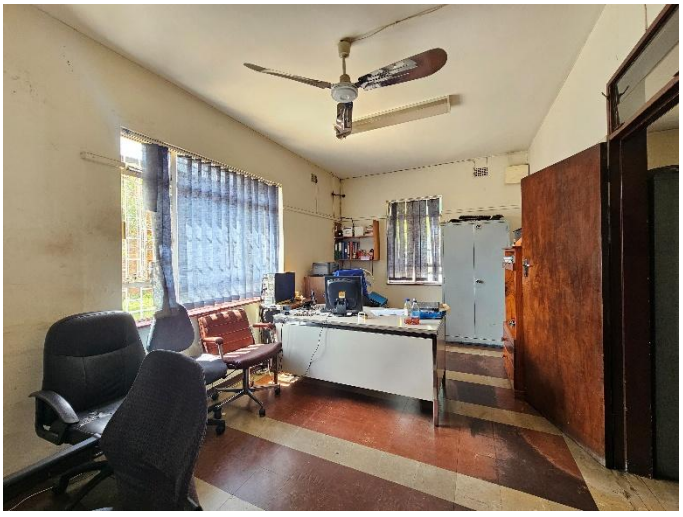






Photos – Offices



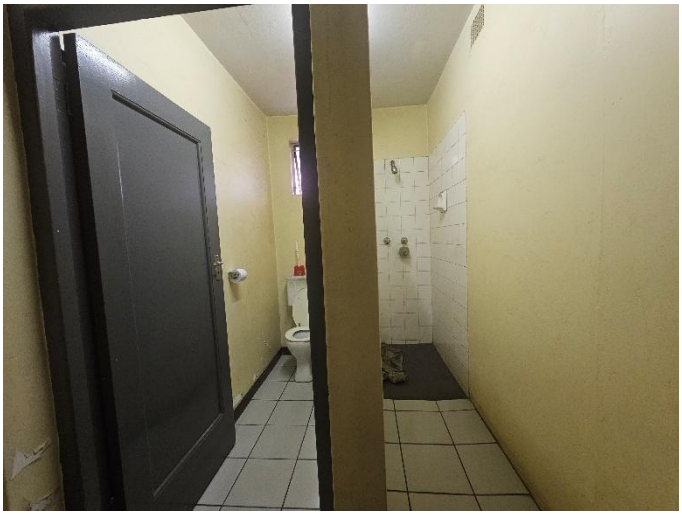





Photos – Storage / Workstation Area / Wash Bay





Photos – Flat

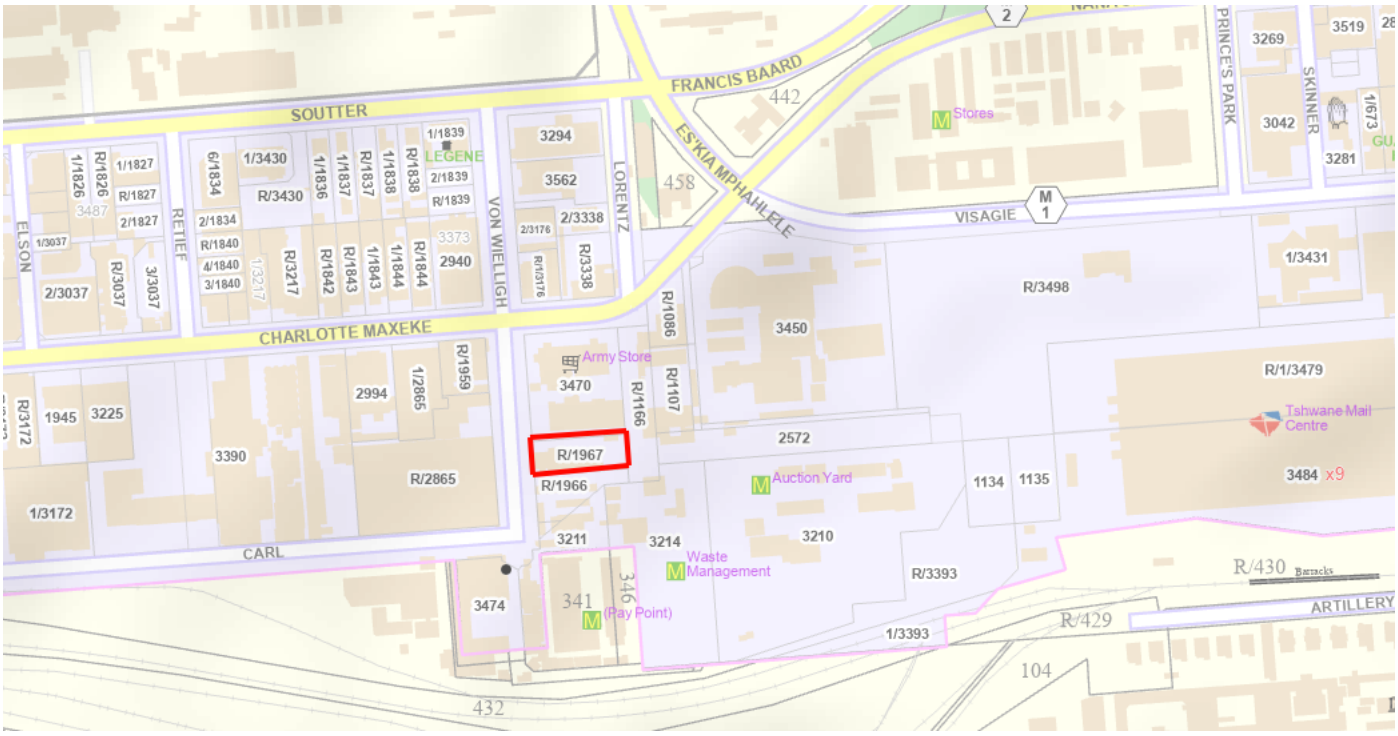






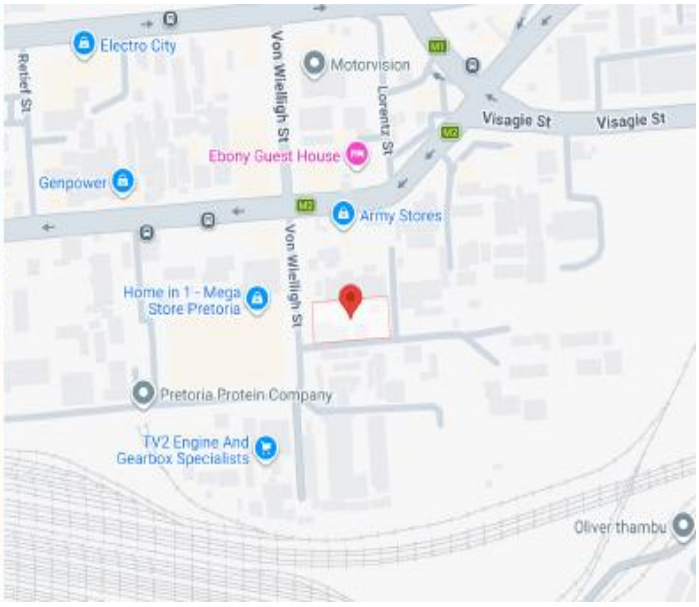

GIS




SOUTTER
FRANCIS BAARD
ESKIA MPHAHLELE
CHARLOTTE MAXEKE
VISAGIE
M 1
CARL
VON WIELLIGH
LORENTZ
RETIEF
ELSON
PRINCE'S PARK
SKINNER
LEGENE
Stores
Army Store
Auction Yard
Waste Management
(Pay Point)
Tshwane Mail Centre
Barracks
ARTILLERY
442
458
3294
3562
2/3338
2940
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R/429
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R/3498
1/3431
R/1/3479
1134
1135
3484 x9
3269
3519
3042
3281
1673

Map





GPS Co-Ordinates 25°45'17.3"S 28°10'24.7"E
-25.754806, 28.173516



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.
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 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:
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