



CAUTION

SINCE 1964

*Optimizing your assets*

# FOR SALE

## **URGENTLY AWAITING OFFERS!**



### **PRIME OFFICE BUILDING IN PRETORIA CBD**

**PROPERTY ADMINISTRATOR**

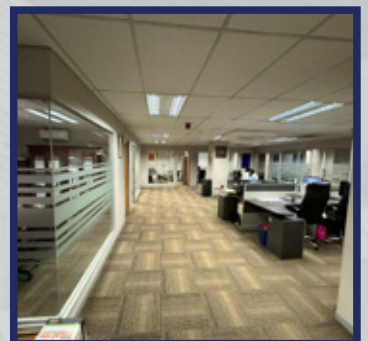
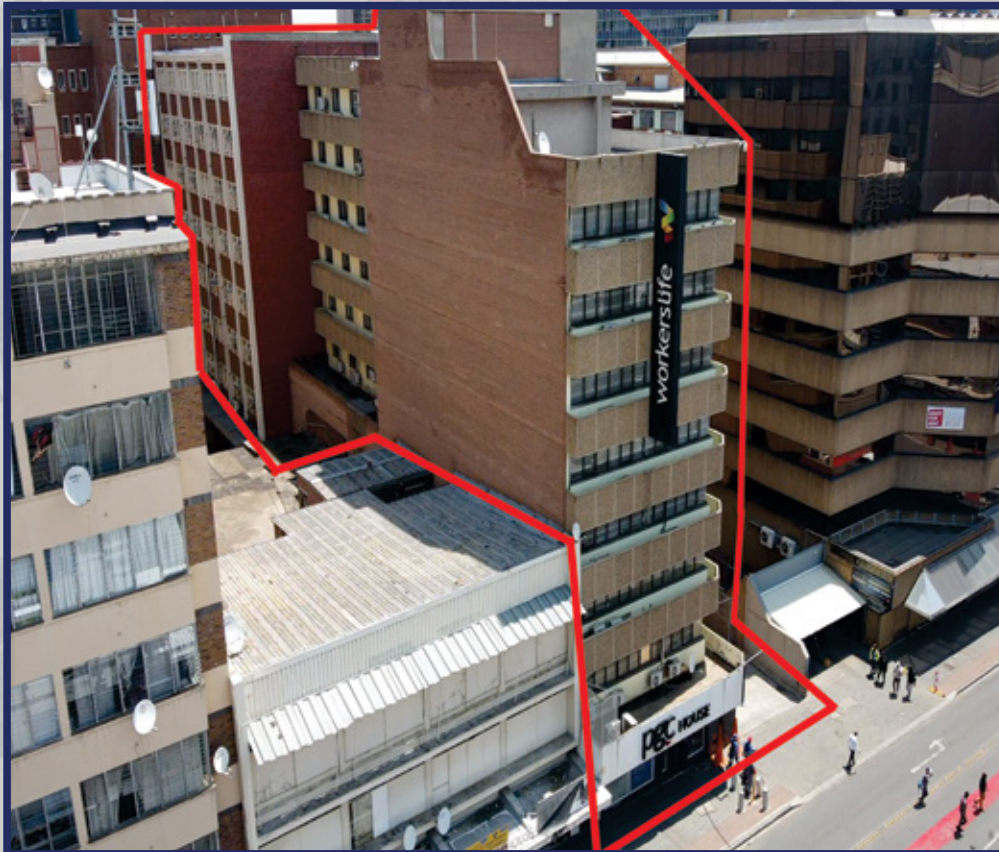
**Mariska Strassburg**

**mariska@vansauctions.co.za**

**086 111 8267**

# PRIME 8 STOREY OFFICE BUILDING IN PRETORIA CBD!!

WELL KNOWN POPCRU BUILDING IN PAUL KRUGER STREET



## Conditions of sale:

- *Subject to confirmation by the seller.*
- *10% deposit by way of electronic transfer.*
- **NO** commission payable by the purchaser.
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer.*



# SUBJECT PROPERTY

<b>Subject Property:</b>	Portion 1 of Erf 508 Pretoria, Registration Division JR, Gauteng Province better known as 273 Paul Kruger Street, Pretoria CBD, Gauteng.
<b>Stand Extent:</b>	± 638 m <sup>2</sup>
<b>Zoning:</b>	Business 1
<b>R &amp; T:</b>	± R 53 213.72
<b>Improvements:</b>	8 Floor Office Building
<b>GLA:</b>	± 3 047 m <sup>2</sup>
<b>GBA:</b>	± 3 520 m <sup>2</sup>
<b>Potential rental income:</b>	± R4,200,000 p.a.

## General:

- Lift, stairways
- Ample basement parkings
- Emergency exists

## Ground floor:

- Reception
- Security area & kitchen
- Procurement area

## Floors 2-8:

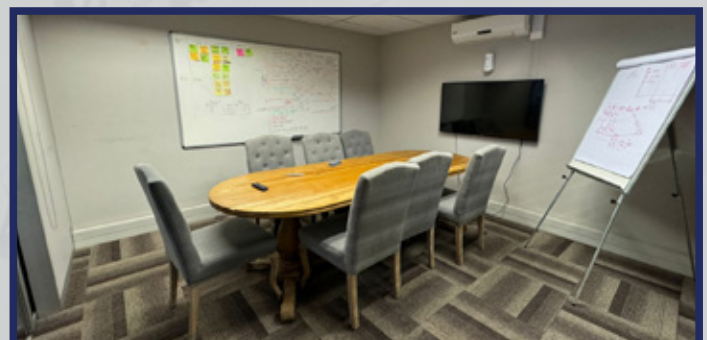
Each floor consists of:

- Large office space, board rooms, kitchen etc.
- Currently utilized as separate office space and whole departments.
- Also includes a convention room, library, server room, caretakers flat and more.



## **AUCTIONEER'S NOTE:**

Prime office building with modern and neat finishes! Ideally located close to main Government Department buildings, the High Court of South Africa and Sammy Marks Mall!!



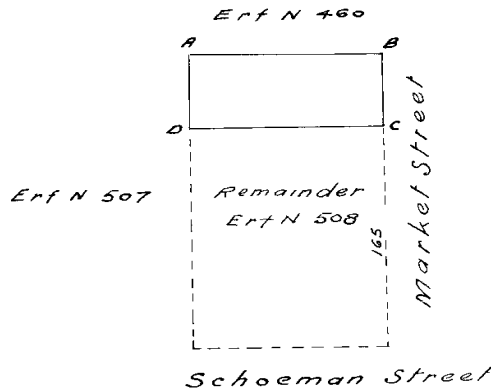
# LOCALITY MAP



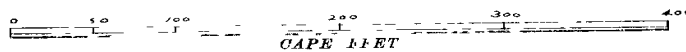
# SG DIAGRAM

SG. No. A.1835/05

SIDES		ANGLES	
AB	117 00	A	} 90°
BC	55 00	B	
CD	117 00	C	
DA	55 00	D	



Now known as Portion 1



The above Diagram lettered A B C D presents 44 Square Feet of land, being portion of Erf N. 508 situate in the Township of Pretoria Transvaal Colony, as appears on the diagram framed by Surveyor A H Walker in March 1875 relating to Deed of Transfer No. 15/1875 made in favour of ~~John Thomas Wood, George Thomas Wood, the Pretoria Club, MacArthur & Co.~~ on the 20<sup>th</sup> day of July 1875 & January 1875 bounded as indicated above.

The beacons have been properly defined on the ground according to Law Surveyed in April 1905 by me *J. H. Fisher* Government Land Surveyor.

No 2437 Examined The numerical data of Diagram are sufficiently consistent *W.H.C.* approved

Surveyor-General

Surveyor-General's Office,  
 Pretoria 4-MAY.1905

This Diagram belongs to Deed of Transfer No. 5900/05 issued this day in favour of

Registrar of Deeds

Deeds Office,  
 Pretoria

5289-2,000-15/4/05.

# ZONING CERTIFICATE



## Economic Development and Spatial Planning

3<sup>rd</sup> Floor | Middelstad Building | 252 Thabo Sehume Street | Pretoria | 0002  
 PO Box 440 | Pretoria | 0001  
 Tel: 012 358 7988  
 Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE DanielSha

Date 2024/10/18

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 053600508/1

ZONING KEY: 053600508/1

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 1/508 PRETORIA (273 PAUL KRUGER STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

#### A. USE ZONE 6: BUSINESS 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Apartment Building Backpackers Block of Flats Business Building Cafeteria Caretaker's Flat Chancellery Children's Home Clubhouse Computer Centre Conference Centre Consulate Dwelling Units Embassy Flea Market Funeral Undertaker Garden Centre Government Purposes Health Spa Hotel Institution Light Industry subject to Schedule 10 Market Gardens Micro-brewery Micro-distillery Municipal Purposes Parking Garage Parking Site Place of Child Care Place of Day Care for the Aged Place of Instruction Place of Public Worship	All other uses not listed in Columns (3) and (5)	Agriculture Agricultural Industry Airport Equestrian Centre Industry Mortuary Municipal Transitional Settlement Noxious Industry Panel Beater Power Station Recycling Centre Scrap Yard

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopela ya Ikonomi le Polane ya Sebaka • Umnyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Thabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wezediso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango Wezokuthukiswa Komtho Nokuhlelwa Kwendawo

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

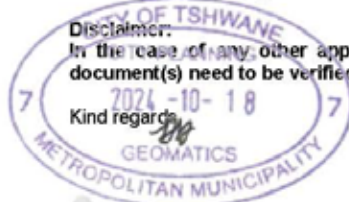
Document Ref: 053600508/1\_20241018\_115725244\_1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Place of Refreshment Plant Nursery Retail Industry Retirement Centre Roadhouse Self-Catering Units Shop Showroom Social Hall Sport and Recreation Ground Telecommunication Centre Tourist Facilities Transport Terminus Vehicle Sales Mart subject to Schedule 10 Vehicle Sales Showroom Veterinary Clinic Veterinary Hospital Wall of Remembrance		

<b>B ANNEXURE L</b>	Not Applicable
<b>C MINIMUM ERF SIZE</b>	Not Applicable
<b>D UNITS PER HA</b>	Not Applicable
<b>E DENSITY</b>	Not Applicable
<b>F FLOOR AREA RATIO</b>	Table C, FAR Zone 2, subject to Clause 25
<b>G HEIGHT</b>	Table D, Height Zone 2, subject to Clause 26
<b>H COVERAGE</b>	Table E, Coverage Zone 2, subject to Clause 27
<b>I OTHER APPROVALS</b>	Not Applicable
<b>J BUILDING LINES</b>	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
<b>K SCHEDULE 5</b>	Not Applicable
<b>L ATTACHED DOCUMENTS</b>	Schedule 1-P23,24

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

**Disclaimer:**  
 In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.



Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



*Optimizing Your Assets*

workerslife

36 Gembok Street, Koedoespoort Industrial, Pretoria  
PO Box 12374, Hatfield, 0028  
086 111 8267 • bells@vansauctions.co.za • vansauctions.co.za

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