



VENDITOR
AUCTIONEERS



LIQUIDATION

1,048 m² BUSINESS 1 STAND

ZONED PROPERTY

C/O 33 BERG STR AND 107 JULES STR

JEPPESTOWN

JOHANNESBURG

The logo features a large, stylized red 'V' with a smaller red 'A' nested within its upper right arm.

VENDITOR

A U C T I O N E E R S

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Disclaimer:

Whilst all reasonable care has been taken to provide accurate information, neither Venditor Auctioneers (Pty) Ltd nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or otherwise of Venditor Auctioneers (Pty) Ltd or the Seller/s or any other person.

LIGHTSTONE REPORT

V VENDOR AUCTIONEERS

LIGHTSTONE

Property Details

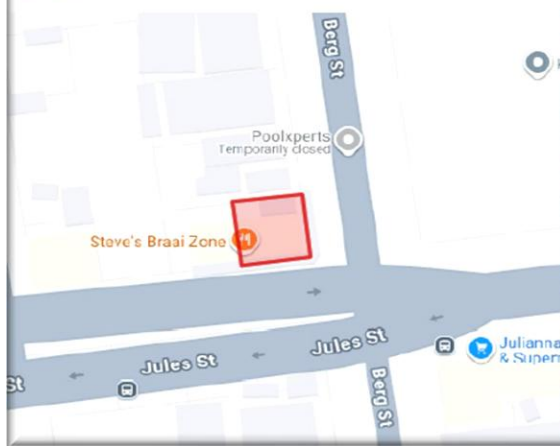
33 Berg Street, Jeppestown, Gauteng

Suburb: Jeppestown

LAND SIZE (REGISTERED)
248 m²

LEGAL
Erf 1083
Township: "JEPPESTOWN"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"
Coordinates: [-26.206006 28.072882](#)
[Google maps](#) | [Street View](#)

FREEHOLD



Property Details

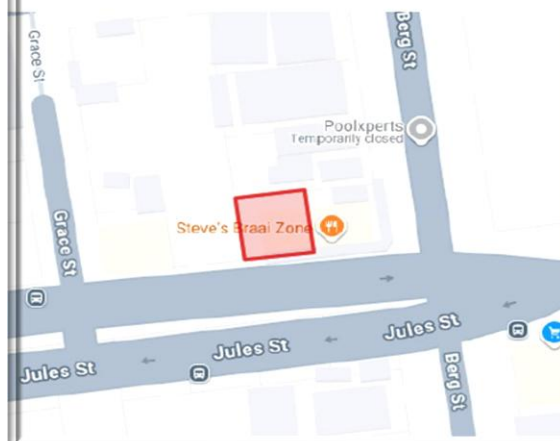
107 Jules Street, Jeppestown, Gauteng

Suburb: Jeppestown

LAND SIZE (REGISTERED)
1462800 m²

LEGAL
Erf 1084
Township: "JEPPESTOWN"
Mun: "CITY OF JOHANNESBURG"
Province: "GAUTENG"
Coordinates: [-26.206024 28.072726](#)
[Google maps](#) | [Street View](#)

FREEHOLD





PROPERTY DETAILS

PROPERTY DESCRIPTION

BUSINESS 1 ZONED PROPERTY STAND – JEPPESTOWN, JOHANNESBURG

Property Description

Situated on the corner of Berg Street and Jules Street in Jeppestown, Johannesburg, this property comprises a 1,048 m² stand . It presents an opportunity for investors and business owners seeking property in an established urban area.

The property is zoned Business 1, offering potential for business-related uses, subject to the applicable municipal town-planning scheme and any required approvals.

Further details regarding the existing building layout, internal features and current use are not available.

Location & Accessibility

The property is situated in Jeppestown, east of Johannesburg's CBD, with access to established commercial areas, public transport routes and surrounding urban amenities.

Local Amenities

- **Shopping & Retail:** Jewel City, Maboneng Precinct and local retail outlets.
- **Public Transport:** Jeppe railway station and local taxi facilities.
- **Education:** Schools and educational facilities in the surrounding area.
- **Healthcare:** Local medical facilities and pharmacies.
- **Business & Recreation:** Nearby commercial activities, restaurants, food markets and recreational facilities.

**Viewing is only available by appointment, should you wish to view – feel free to contact our offices.
Any offers received will be submitted to the sellers for possible consideration**

V VENDOR

A U C T I O N E E R S

 <p>a world class African city</p>		ZONING INFORMATION NOTE PAD	
REQUESTED BY:			
LAND USE SCHEME:		CITY OF JOHANNESBURG LAND USE SCHEME 2018: AMENDED 2025	
ERF / HOLDING / FARM PORTION: 1084 (248 m ²) & 1083 (248 m ²)			
TOWNSHIP NAME / HOLDING NAME / FARM NAME: JEPPESTOWN			
STREET NAME AND NUMBER:			
ZONING INFORMATION			
USE ZONE: Business 1			
HEIGHT ZONE: A (REFER TO ATTACHED AMENDMENT SCHEME)			
FLOOR AREA RATIO:	REFER TO ATTACHED AMENDMENT SCHEME		
COVERAGE:	REFER TO ATTACHED AMENDMENT SCHEME		
DENSITY: REFER TO ATTACHED AMENDMENT SCHEME			
BUILDING LINE: REFER TO ATTACHED AMENDMENT SCHEME			
PARKING: REFER TO ATTACHED AMENDMENT SCHEME			
AMENDMENT SCHEME APPLICABLE: 204			
SERVED BY: Pfumelani Sithole			DATE: 29/10/2026

The CoJ Land Use Scheme [2018 : Amended 2025] is open for inspection at upper ground level, Nedbank building, Newtown Junction, Johannesburg between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the CoJ Land Use Scheme [2018 : Amended 2025]. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the CoJ Land Use Scheme [2018 : Amended 2025]. It should be noted that the provisions of the CoJ Land Use Scheme [2018 : Amended 2025] do not override any restrictive conditions that may be contained in the Title Deed.

PLEASE NOTE: Further clarification regarding the above information can be obtained from the relevant Land Use Area Manager.



TERMS AND CONDITIONS



VENDITOR

A U C T I O N E E R S

- 10% Deposit upon signing of the agreement.
- The Seller appears not to be VAT registered.
- The Offer is subject to the acceptance of the seller.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots, "as is".
- Occupation is on Registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

Reference: 16280LJ

Proof of payment: leoniej@venditor.co.za



VENDITOR

AUCTIONEERS



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