



Property for Sale

Filling Station & Fuel Depot – Witbank
Sale Includes Pumps, Tanks & Canopy

Fuel Storage Capacity: 604 000L

Land Size – 7 911m²

Business Rescue



WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

Contact for further info:

Daniel Pelkowitz

(FFC Number - 2023332288)

Cell: 072 360 7510 Email: danielp@wh.co.za



1. GENERAL

Property Address: Voortrekker Street Witbank -
https://www.google.com/maps/place/25%C2%B051'51.5%22S+29%C2%B013'11.3%22E/@-25.864312,29.2172241,600m/data=!3m2!1e3!4b1!4m4!3m3!8m2!3d-25.864312!4d29.219799?entry=tu&g_ep=EgoyMDI1MDYyMi4wLWlKXMDSoASAFQAw%3D%3D

Erf & Suburb & City: Portion 2 of Erf 5000 Witbank Extension 35

2. TITLE DEED INFORMATION

Title Deed No. T6558/2021

Erf Size: 7911m²

3. LOCALITY

Witbank, officially known as eMalahleni, is a city in Mpumalanga, South Africa, situated on the Highveld. It is a significant coal-mining area and is often referred to as the "place of coal" due to its rich coal deposits. The city is known for its industrial development related to coal mining, including power stations and steel mills.



The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narasimany, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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4. DESCRIPTION OF IMPROVEMENTS

The subject property comprises a 7911m² erf which has been improved by an operational unbranded filling station (White Site). The site is located on Voortrekker Road in Witbank (Emalahleni). The site previously operated as JD Fuels.

The property is improved as follows:

- Large forecourt and canopy plus 3 x fuel islands and pump stations with 6 x dispensing bays and 6 x nozzles. These 3 pumps dispense Diesel 50ppm only.
- The forecourt is supplied by 2 x 39 000l above ground tanks
- There are another 2 fuel islands behind the office building with 4 x dispensing bays and 10 x nozzles. These pumps used to dispense Petrol & Diesel
- The rear section has 1 x 42000l tank and 5 x 80 000l tanks which are all for diesel. There are 2 above ground 42 000l petrol tanks which are buried and walled for fire safety.
-
- Admin block and offices with boardroom, offices, ablutions, canteen and change room
- Large Concrete Yard
- Customer parking
- LPG storage
- Borehole with 2 x Jojo Tanks (Condition of pump unknown)
- Generator room with 40 KVA Generator (Condition unknown)
- 2 x guard houses

According to the tenants, the site is currently pumping between 80 000l and 100 000l per month

All the pumps, tanks and forecourt are owned by the company in business rescue.

The tenants operate with a wholesale site licence which is in the name of the tenant and is **not transferrable**. Any new operate will need to apply for their own license.

Occupation

The site is currently operated and occupied by a company called Atello Trading.

Services

According to the main electrical DB the power supplied to site is 160Amps. There is a borehole with 2 x JOJO tanks.

Access

The property has excellent access with 2 x access points off Voortrekker Road.

Condition

The property is in good condition with minor general maintenance required (as would be expected from a property of this nature). The tenant is responsible for all maintenance required.

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Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any building plans, however a copy of the building plans on file is provided below.

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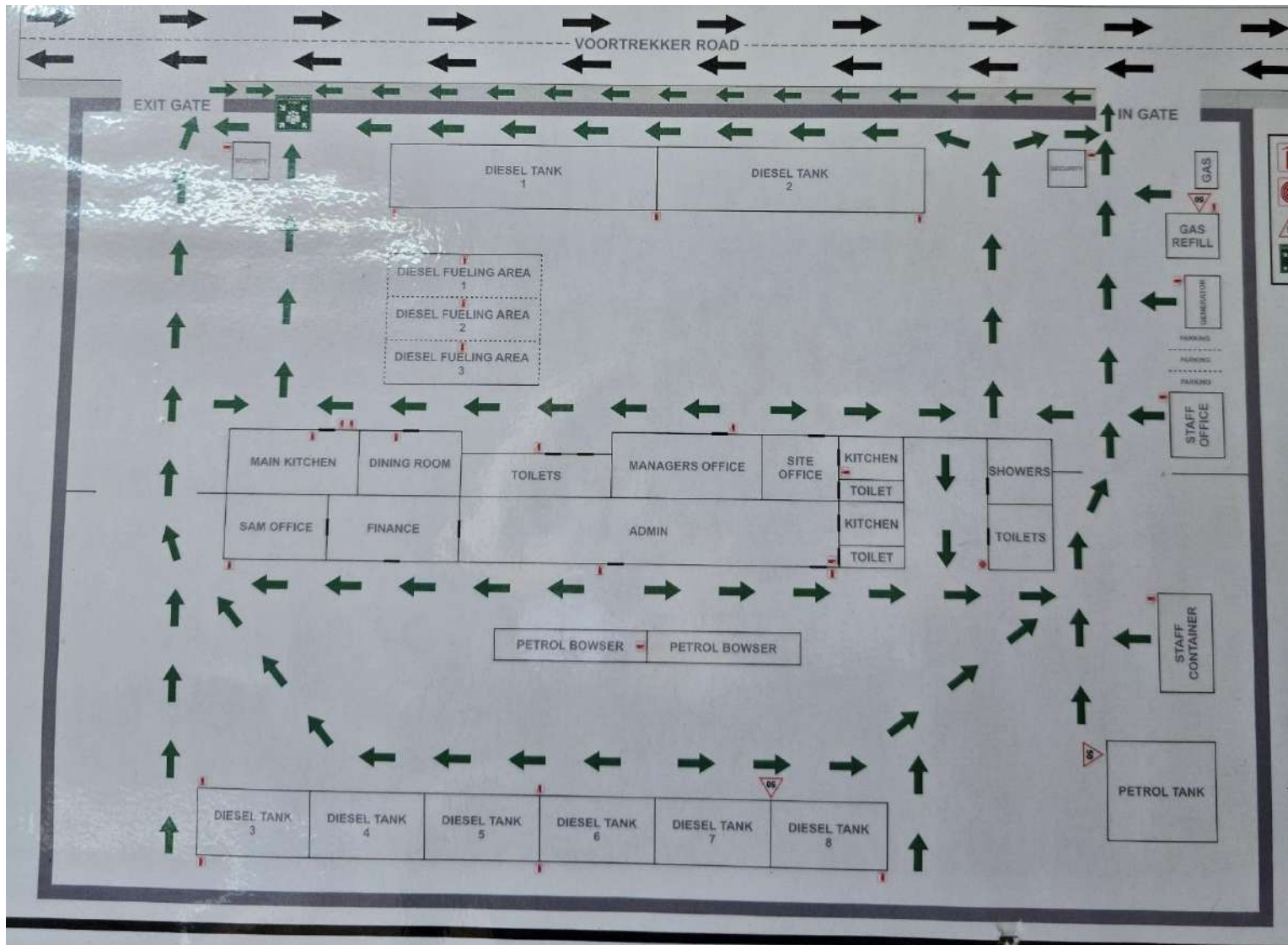
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5. BASIC SITE LAYOUT



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6. ZONING CERTIFICATE AND SG DIAGRAM



EMALAHLENI

Local Municipality

TEL.: 013 390 6911
FAX. 013 690 6207
www.emalahleni.gov.za

eMalahleni, Mandela Street
Tel.: 013 690 6911

Ga-Nala, Quintin Street
Tel.: 017 648 2241

Ogies, Hoofweg Str
Tel.: 013 643 1027

Refer to: S.SEREPO
26 JUNE 2025

Zoning Certificate

This is to certify that Portion 2 of Erf 5000 Witbank Extension 35 is zoned **"Industrial 1"**. Primary uses are: Abattoir, Agricultural Industry, Animal Refuge, Auction House, Bakery, Brickyard, Builders Yard, Bulk Retail Trade, Car Wash, Coal Yard, Commercial Use, Craft Alcoholic, Production Facility, Dry Cleaner, Filling Station, Fuelling Facility, Funeral Parlour, Garden Service Establishment, Government Use, Heavy Vehicle Parking Depot, Industry, Laboratory, Laundromat, Light Industry, Parking Garage, Recycling Centre, Scrap-yard, Service Enterprise, Service Industry, Sports and Recreational Grounds, Telecommunication Infrastructure, Transport Usage (Yard, Truck Stop, Vehicle graveyard, Veterinary Clinic, Warehouse, Wholesale Trade and Workshop.

Height	: 3
Coverage	: 70%
FAR	: 0.7
Building Lines	: Rear - 2m : Street- 5m : Side - Multi storey : 3m : -Single storey : 2m
Parking	: As per attached Land Use Schedule

This zoning certificate is issued in terms of Emalahleni Land Use Scheme 2020.


M. T MABULA
ASSISTANT MANAGER: SPATIAL PLANNING

2025 -07- 02

EMALAHLENI LOCAL MUNICIPALITY

Vision: To be a centre of excellence and innovation

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ONDERVINDINGSKART

SYE meter	RIGTINGS- HOEKE	
AB 121,19	314,27,20	L.G. No. A 6805/88 BAKENBESKRYWING: Goedgekeur 1988-12-02 nms. LANDMETER- GENERAAL
BC 13,88	00,31,10	
CD 61,00	46,35,00	
DE 75,41	142,40,00	
EF 49,99	140,35,20	
FA 55,00	220,04,00	E : 18 mm Ysterpen in beton Alle ander bakens is 12 mm Ysterpen

Skaal: 1:2 500

ORD No. 15.1988
 Artikel 22
 PLAN

Die figuur A B C D E F
 stel voor 7 911 vierkante meter
 Gedeelte 2 van Erf 4916 van die dorp Erf 5000 van die Dorp
 Witbank Uitbreiding 35

Provinsie Transvaal
 Opgeneem in Mei 1987 deur my *[Signature]*
 Landmeter
 S.S.S. BARNARD

Hierdie kaart is geheg aan No. <u>781548/1988</u> ged. t.g.v.	Die oorspronklike kaart is No. <u>A 11254/86</u> Transport <u>A 7779/89</u> Grondbrief	Lëer M.S. No. 1655/88 A.P. No. A 3543/88 Komp. JSSR-315 TP
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Gedruk deur die Instituut van Landmeters van Transvaal

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7. MUNICIPAL ACCOUNT



Emalahleni Local Municipality

PO Box 3 eMalahleni 1035

Tel: 013 690 6911 Fax: 013 690 6207

VAT No: 4000142457

Office Hours Mon to Thur 07:30 to 16:30 Friday 07:30 to 13:30
 Payment Hours Mon to Thur 07:30 to 15:30 Friday 07:30 to 12:30

KWAGUQA Tel: 013 698-0262 Fax: 013 690-6207
 OGIES Tel: 013 643-1027 Fax: 013 643-2039

TAX INVOICE / STATEMENT OF ACCOUNT

Account Number: 0010006436
Consumer Name: JADE RICE DISTRIUTERS
Postal Address: ERF 5000 WITBANK EXT 35
Postal Code: 1035
MUNSOFT <https://mymunicipality-mp312.emunsoft.co.za>
 consumer portal **Internet Pin:** 936867224

Account Date: 27 JUN 2025
Tax Invoice No: 0010006436202506
VAT Registration No: 0
ERF Description: 00035 000005000 000002 0000
Market Value: 4,000,000.00
Street: PTN 2
Land Area: 7911.0000
Deposit: 50,000.00

METER READINGS

METER NO.	METER TYPE	OLD READING	NEW READING	CONSUMPTION	LEVIED AMOUNT	READING DATES
000000051122312	ELECTRICITY	385001.000	392468.912	7468.000	14,570.81	30/04/2025 - 01/06/2025

ACCOUNT DETAILS

DATE	CODE	DESCRIPTION	UNITS	TARIFF	VALUE
		OPENING BALANCE			243,648.71
27/06/2025	00E093	ELECTRICITY	7469.000	*	18,432.73
27/06/2025	00T001	RATES			7,586.67
27/06/2025	00R007	REFUSE	1.000	*	204.92
27/06/2025	00W013	WATER	1.000	*	515.59
	009008	VAT			2,872.99
	009009	INTEREST			1,378.96
120+ DAYS		90 DAYS	60 DAYS	30 DAYS	CURRENT CLOSING BALANCE
163,349.23		20,270.73	29,376.20	30,652.55	30,991.86 274,640.57

Notice is hereby given that Council has appointed Khumalo Maseko attorney and Maseko law to collect rates and surcharges due after 90 days.

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8. SITE PHOTOGRAPHS



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9. WHOLESALE LICENCE



energy

Department:
Energy
REPUBLIC OF SOUTH AFRICA

DE 35

WHOLESALE LICENCE CERTIFICATE

THIS IS TO CERTIFY THAT
ATTELLO TRADING SALES

ID/REGISTRATION NUMBER
2013/215677/07

LICENCE NUMBER
W/2019/0165


Is a wholesale Licence holder in terms of the
Petroleum Products Act, 1977 (Act No. 120 of 1977)

LICENSED PETROLEUM PRODUCTS
**AVIATION GASOLINE, BIOFUELS, DIESEL, JET FUEL,
LIQUEFIED PETROLEUM GAS, PARAFFIN, PETROL**

ADDRESS

**277 MAIN ROAD AND
SUITE 117 CRAMERVILLE VILLAGE
BRYASTON
JOHANNESBURG
GAUTENG
2191**

29 May 2019
Date of Issue


Controller of Petroleum Products

(Please see conditions of licence on reverse side)

031496

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

The property is in good condition with minor general maintenance required (as would be expected from a property of this nature). The tenant is responsible for all maintenance required. The Property is Set to be upgraded and refurbished at Engen's Cost. **The property is sold Voetstoots.**

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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