business
for sale



BUSINESS REPORT

Date: **1st November 2026**
Business Reference:**37735**

About the Business:

Well equipped, popular preschool for sale in young family suburb of Tshwane.

Preschool has excellent facilities in an ideal location. Well established, strong track record, easy access for safe drop off of children. Offers preschool, aftercare, and baby care. Room to grow. School and property being sold together.

Well equipped, popular preschool for sale in young family suburb of Tshwane.



Sector: **Services**

Asking Price:

R 4,500,000

Monthly Profit:

R 133,350

Asset Value:
R 3,131,000

Stock Value:
R 0

Yearly Net Profit :
R 1,600,199

Business Report

Fully describe the business's activities?

The school currently offers a preschool, including Grade R, and a baby care centre based on the Montessori philosophy of education. The curriculum focuses on language and literacy, mathematics, practical life skills, cultural studies and sensorial development.
A tutoring centre for Grade 1 to Grade 6 learners was previously established on the premises. However, as the owners decided to concentrate on the school's core services - preschool education and baby care - the tutoring centre was closed in 2025.
The closure resulted in underutilised classroom space. Combined with the school's strategic location near a large primary school, this presents an excellent opportunity to expand the preschools enrolment while also establishing an aftercare centre with minimal additional capital investment. The 2026 financial performance reflects the effect of the tutoring centre. The 2027 forecast is based on the 2025 enrolment of 60 learners and the reintroduction of aftercare for 45 learners.

How does the business operate on a daily basis?

Children are dropped at the school at the start of the day. They participate in the appropriate curriculum and are collected on completion of the days activities. The school provides breakfast and lunch for the children. Snacks and other consumables such as diapers are provided by the parents.

What Advertising/Marketing is carried out?

Website and front facing signage on a high traffic location in a developed business corridor

What competition exists?

There are other preschools but no other Montessori schools or English medium schools are in the area.

How could the profitability of the business be improved?

There is an unutilised area that could be converted to double the capacity of the school and increase the footprint and increase the preschool or accommodate a primary school.
A tutor centre would expand the school offering while significantly boosting revenue and profitability.

Give a breakdown of staff/ functions/ length of service?

2 x 10 years
2 x 5 years
4 x 15 years

Do any have management potential?

Yes, at least one teacher and one assistant

How involved is the Owner in running the business?

100%

When does the current lease end?

The land and buildings of the school are owned and are for sale along with the school
Consent could be obtained to operate a primary school from the premises as well
The school is located in an easily accessible business corridor

What are the trading hours?

06h30 - 18h00 Monday to Friday
The trading hours have local approval

What are the main assets of the business?

Brand name and reputation
Facilities (asset register will be supplied to an approved buyer)
Premises customised to preschool, aftercare and infant care with municipal zoning and regulatory body approval

Strengths?

Only Montessori school in the area
Well established with a proven track record of excellence prioritising education
Experienced and reliable staff resulting in a school always operating at full capacity
Affluent location with easy access to metros
The Education sector is an insulation against the economic cycle
High visibility, drive through location for safety and convenience
Location opposite a primary school and with many other primary schools in the area

Weaknesses?

No apparent weaknesses

Opportunities?

A tutor centre can be accommodated
Primary school consent could be obtained
Conversion of unused upstairs space could double capacity of school
Expansion of aftercare - the school is within walking distance of other primary and pre-primary schools

Threats?

Possible disruption of staff due to change in management

What is the reason for the sale?

Owners wish to relocate, returning to their home town