

**business**  
for sale



Date: **25th January 2022**  
Business Reference: **32006**

About the Business:

## **Investment property with multiple options**

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A well positioned property in Pinetown that is primed for redevelopment

# Investment property with multiple options



Sector: **Property**

Asking Price:

**R 7,500,000**

Monthly Profit:

**R 0**

Asset Value:

**R 0**

Stock Value:

**R 0**

Yearly Net Profit :

**R 0**



# Business Report

## Fully describe the business's activities?

The business started as a restaurant and expanded into offering Bed & Breakfast facilities

## How does the business operate on a daily basis?

The restaurant is open on Monday to Saturday from 12:00 to 20:00  
The B & B is open 7 days a week

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## What Advertising/Marketing is carried out?

No advertising or marketing is being carried out at present because the owner wants to sell the property.

## What competition exists?

There is not much restaurant competition in the area but there are B & B establishments

## How could the profitability of the business be improved?

If the purchaser decides to upgrade the restaurant then profitability could be improved by extending trading hours and promoting it in the local newspaper.  
The same applies to the B & B.

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

Not applicable

## Do any have management potential?

Not applicable

## How involved is the Owner in running the business?

The owner currently resides on the property and attends to the restaurant and B & B customers. His daughter assists from time to time.

## When does the current lease end?

There is no lease

## What are the trading hours?

Restaurant trading hours are 12:00 to 20:00 Monday to Saturday, closed on Sunday. B & B establishment operates seven days a week but is very quiet on weekends.

## What are the main assets of the business?

The main assets is the consolidated property, the buildings thereon, B & B and restaurant equipment.

## Strengths?

The cost in time and money to consolidate the properties has already been borne by the owner. The property is situated in a very desirable position and is ripe for redevelopment.

## Weaknesses?

The owner has allowed the restaurant to deteriorate and some of the buildings could do with repairs and upgrades.

## Opportunities?

The restaurant could be more profitable if a new owner invests in new equipment and some marketing. The B & B establishment is currently sitting at 50% occupancy which could be increased to 75% with a bit of marketing.

## Threats?

No perceived threats

## What is the reason for the sale?

The owner wishes to retire.