



BUSINESS REPORT

Date: **1st August 2026**

Business Reference: **BFS00389**

About the Business:

Established Multi-Income Business & Commercial Property – Hendrina

An exceptional opportunity to acquire an established multi-income business together with its business-zoned commercial property in Kwazamokuhle, Hendrina.

Established for more than 12 years, the property and business offer multiple operating and rental-income opportunities, including:

- Established nightclub and lounge
- Licensed bottle-store operation
- Six retail/shop units
- Fully operational car wash
- Events and entertainment facilities
- Four staff accommodation rooms
- Two Wendy-house units
- Office with CCTV monitoring

The sale includes approximately 3,800 m² of land, approximately 1,600 m² of buildings and an agreed inventory of operational equipment, furniture and fittings.

Additional advantages include business zoning, approved building plans, further development potential, borehole water and a 12 kVA three-phase solar and lithium-battery backup system.

This opportunity is well suited to an entrepreneur, existing operator or commercial-property investor seeking several income streams from one established site.

Financial information and the detailed asset inventory are available to verified prospective purchasers following a confidentiality agreement.

Liquor-licence transfers remain subject to regulatory approval.

Established Multi-Income Business & Commercial Property – Hendrina



Sector: **Property**

Asking Price:

R 4,200,000

Monthly Profit:

R 275,000

Asset Value:

R 12,500,000

Stock Value:

R 0

Yearly Net Profit :

R 3,300,000



Business Report

How long has the business been established?

The business has been established and operating for more than 12 years.

Fully describe this property and its income earning activities.

This established mixed-use commercial property includes:

- Approximately 3,800 m² of land
- Approximately 1,600 m² of building floor area
- Established nightclub and lounge
- Fully equipped bar
- Sound and lighting equipment
- Licensed bottle-store operation
- Six retail/shop units
- Fully operational car wash
- Four outside rooms used for staff accommodation
- Two Wendy-house units
- Management office with CCTV monitoring

Income-generating activities include:

- Nightclub and entertainment operations
- Bar and beverage sales
- Bottle-store sales
- Rental income from retail/shop units
- Car-wash services
- Events and venue-related activities

Additional property facilities include:

- Customer lounge and bathroom facilities
- Five outside toilets
- Controlled property access
- Customer and operational parking
- Borehole water supply
- 12 kVA three-phase solar and battery-backup system

The sale includes:

- The immovable commercial property
- An agreed inventory of operational equipment
- Furniture, fixtures and fittings

Detailed financial information will be provided to verified prospective purchasers following a confidentiality agreement. Any liquor-licence transfer remains subject to regulatory approval.

What is the approximate age of the buildings?

The buildings are approximately 15 years old and have been maintained and upgraded over time.

What is the zoning of the property and what can be developed thereon?

The property is zoned for Business use. The site offers further development potential, subject to the applicable zoning conditions, available bulk, building regulations and approval by Steve Tshwete Local Municipality.

Are there building plans available?

Yes, approved building plans are available and can be provided to verified prospective purchasers during the due-diligence process.

What is the erf size and the size of the buildings?

The erf measures approximately 3,800 m². The combined building floor area is approximately 1,600 m², subject to verification against approved building plans or professional measurement.

Is the business VAT Registered?

Yes, the business is VAT registered.

What is the monthly rates and taxes payable to local authority?

Approximately R6,500 per month

How many employees?

The business currently employs 9 staff members.

Give a breakdown of staff/ functions?

The nine employees support the nightclub and lounge operations, bar and beverage service, bottle-store activities, car-wash services, customer service, cleaning, general maintenance and day-to-day site operations. Staff are assigned according to operational and shift requirements.

How involved is the Owner in running the business?

The owner provides overall management, financial oversight, supplier coordination and strategic decision-making. The existing staff handle many of the routine daily operational duties. The owner is willing to provide an agreed handover and transition period to assist the purchaser.

When does the current lease end?

Not applicable. The premises are fully owned by the sellers and the immovable property is included in the sale.

Is there an option of renewal & what period?

Not applicable, as the premises are owner-occupied and no lease agreement applies.

What is the annual escalation %?

Not applicable. No rental or annual lease escalation is payable because the property is owned by the sellers.

What is the square meters of the business?

The property has an erf size of approximately 3,800 m² and a combined building floor area of approximately 1,600 m².

Is a copy of the lease available?

Not applicable. The premises are owned by the sellers and the immovable property is included in the sale; therefore, no lease agreement applies.

Do you require a licence?

Yes. Liquor licences are required for the licensed lounge and bottle-store operations. The business currently holds two liquor licences. Any transfer to the purchaser will be subject to the relevant regulatory requirements and approval.

What lease deposit and/or other surety is required?

Not applicable. No lease deposit or rental surety is required because the property is owned by the sellers and included in the sale.

What are the main assets of the business?

The main assets of the business include:

- Approximately 3,800 m² business-zoned commercial property
- Approximately 1,600 m² of buildings
- Fully equipped nightclub and lounge
- Bar facilities
- Sound and lighting equipment
- Bottle-store shelving and cold-storage equipment
- Fully operational car wash with equipment
- Six retail/shop units
- Four accommodation rooms
- Two Wendy-house units
- Office equipment and CCTV security system
- Furniture, fixtures, fittings and operational equipment
- Borehole water supply
- 12 kVA three-phase solar system
- Solar panels, inverter and lithium-battery storage
- Two existing liquor licences for the lounge and bottle store, with any transfer subject to regulatory approval

A detailed inventory of the assets included in the sale will be agreed upon and provided during due diligence.

What is the reason for the sale?

After more than 12 years of establishing and operating the business, the owners have decided to step away and focus on other family and business interests.

Why is this a good business?

This is an established, fully equipped operation with more than 12 years of trading history and several complementary income streams from the nightclub and lounge, bottle store, six retail units, car wash, accommodation and events.

The business has nine employees, established operating infrastructure, existing liquor licences and the equipment required to continue trading. A purchaser can continue the current operations while improving marketing, occupancy, events and rental utilisation to pursue further growth.

Why is this property a good investment?

The sale includes both the operating business and the approximately 3,800 m² business-zoned property, removing the risk of lease expiry and annual rental escalation.

Approximately 1,600 m² of buildings accommodate multiple commercial and rental activities on one site.

The property also benefits from approved building plans, borehole water, CCTV, controlled access and a 12 kVA three-phase solar and battery-backup system.

Its multiple existing uses and remaining development potential provide flexibility for an owner-operator or investor, subject to municipal approval.