business
for sale

Date: **1st September 2026**
Business Reference:**38311**

About the Business:

Carwash with great location in Johannesburg North

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Sector: Services

Asking Price:

R **3,750,000**

Monthly Profit:

R **171,467**

Asset Value:
R **569,979**

Stock Value:
R **15,000**

Yearly Net Profit :
R **2,057,608**

Business Report

Fully describe the business's activities?

This carwash carries substantial goodwill on its balance sheet, reflecting the established brand value, customer relationships, and market position of the Carwash at a well-known Lifestyle Centre in the northern Johannesburg area.
The carwash offers several revenue streams which includes a gas refill and exchange outlet.

How does the business operate on a daily basis?

The carwash is ideally located in a popular lifestyle centre, a well-trafficked retail and lifestyle destination serving the Weltevredenpark, Northgate, and Roodepoort communities, accessible from major arterials.

- High-visibility position within an established lifestyle retail centre
- Consistent daily foot traffic from complementary anchor tenants (grocery, pharmacy, food & beverage)
- Ample on-site parking allowing customers to drop off vehicles with ease
- Dense residential catchment area: Honeydew is one of Gauteng's most sought-after suburbs
- Proximity to Eagle Canyon Golf Estate, Northgate, Cresta, and other affluent nodes

What competition exists?

There are other carwashes in the area.

How could the profitability of the business be improved?

Growth Opportunities
- Corporate and fleet accounts: contract washing arrangements with local businesses
- Monthly subscription wash packages: recurring revenue model with high customer retention
- Premium detailing packages: ceramic coating, paint protection, headlight restoration
- Online booking and WhatsApp scheduling to increase capacity utilisation
- Extended trading hours for early commuter market
- Social media marketing to expand customer acquisition
- Loyalty programme to increase visit frequency

Transaction Structure & Process

Asking Price & Inclusions
The asking price for Big F Carwash as a going concern is R3 750 000-00. This price includes all business assets as reflected in the balance sheet at 31 May 2026, including PP&E (R569,979), goodwill, existing stock, and the trading name. The asking price is exclusive of VAT.

The seller [is / is not] registered for VAT. If VAT-registered, a going-concern sale may qualify for zero-rating under Section 11(1)(e) of the VAT Act, subject to both parties being VAT vendors and meeting SARS requirements.

Not Included in Sale Price
• Cash at bank / overdraft balance at date of transfer (to be settled / agreed separately)
• Director loan account (treatment to be agreed)
• Any personal assets of the directors
Proposed Acquisition Process
Stage Detail
1 NDA - Prospective buyer signs Non-Disclosure Agreement
2 Due Diligence - Review of financials, bank statements, lease, staff contracts, equipment list, and supplier agreements
3 Offer to Purchase - Formal written offer submitted (subject to due diligence and lease assignment)
4 Lease Assignment - Landlord consent obtained for assignment of operating lease to new owner
5 Sale Agreement - Aldes to draft formal sale of business agreement
6 Handover - Agreed handover period with seller-directors (recommended 2–4 weeks)
7 Completion - Transfer of business, staff, assets, and bank facilities to new owner on Effective date

Do any have management potential?

The owner is actively involved in the carwash, the business has 2 managers who report directly to the owner.

How involved is the Owner in running the business?

Daily involvement.

Strengths?

Established brand presence: Operating under a recognizable name with existing clientele.

Recurring demand: Carwash services are essential and repeatable, ensuring steady foot traffic.

Location advantage: Likely positioned in a high-traffic area, which boosts visibility and walk-ins.

Low inventory risk: Service-based model reduces dependency on stock management.

Scalable operations: Potential to add detailing, valet, or fleet contracts.

Weaknesses?

Labor-intensive: Reliance on staff for manual washing can lead to high wage costs and turnover.

Weather dependency: Rain or cold spells reduce customer demand.

Opportunities?

Service diversification: Adding detailing, polishing, or subscription packages.

Corporate contracts: Partnering with car rental companies, dealerships, or fleet operators.

Eco-friendly positioning: Marketing water-saving or biodegradable cleaning solutions.

Digital integration: Online booking, loyalty apps, or mobile payment systems.

Threats?

Economic downturns: Discretionary spending cuts can reduce carwash visits

What is the reason for the sale?

The owners want to pursue other business interests.