business
for sale



BUSINESS REPORT

Date: **18th November 2026**
Business Reference:**38439**

About the Business:

Excellent Flame Grill Chicken Take-Away in Paarl

Small Fast Food take away business for sale. Flame grilled chicken, burgers and gatsbys.

Excellent Flame Grill Chicken Take-Away in Paarl



Sector: Food

Asking Price:

R 820,000

Monthly Profit:

R 33,406

Asset Value:
R 104,750

Stock Value:
R 30,000

Yearly Net Profit :
R 400,874

Business Report

Fully describe the business's activities?

This takeaway specializes in firebraai chicken with a unique sauce.
The business has 4 staff members that rotate, 2 on a shift and when needed, more.
The seller opens every morning, do the cash up and Z-Till reading.

They also do burgers, chips and gatsbies, all with their famous sauce.

How does the business operate on a daily basis?

The owner will open up and start making some chicken.
He will start prepping untill the staff comes in around 11:00.
The trade mostly pick up in the afternoons.

What Advertising/Marketing is carried out?

Social Media

What competition exists?

There are a few take away shops in the area.

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

2 x general workers dealing with clients and the till.
2 Men, also as generag workers

Do any have management potential?

Yes

How involved is the Owner in running the business?

He opens up, does the cash-up, prepares the grill, and braai some chicken.
Does a stock take and orders what is needed.

When does the current lease end?

Sep 2027

What are the trading hours?

09:00 - 20:00

What are the main assets of the business?

Full Asset list on file.

Strengths?

Established local presence in the area with a visible location at a busy shopping centre wher ethe anchor tennant is a SPAR.
Popular product category: flame-grilled chicken remains a staple, high-frequency purchase item.
Competitive against larger brands through local relationships, personalised service, and flexible promotions.
Lower overheads than major franchise competitors.

Weaknesses?

Limited brand recognition outside the local area compared to national chains such as KFC, Nando's, Pedros, Hungry Lion, and Chicken Licken.
Customer traffic may be heavily dependent on the Spar Centre location.
Smaller marketing budget and purchasing power than franchise competitors.
Potential owner-management dependence.

Opportunities?

Expand delivery services through platforms such as Mr D and Uber Eats or do Inhouse deliveries.
Increase catering, school, church, sports club, and community event offerings.
Introduce loyalty programmes and family meal deals.
Capitalise on growing demand for convenient, affordable take-away meals.

Threats?

Intense competition from national chicken brands and fast-food chains operating
Rising chicken, cooking oil, electricity, and labour costs.
Consumer spending pressure may reduce discretionary take-away purchases.
New franchise entrants with stronger marketing and buying power.

What is the reason for the sale?

The owner wants scale down.