business
for sale



BUSINESS REPORT

Date: **13th November 2026**
Business Reference:**BFS00485**

About the Business:

www.mochachos.com

Mexican Chicken Fiesta

www.mochachos.com



Sector: **Food**

Asking Price:

R 2,750,000

Projected Monthly Profit:

R 80,000

Asset Value:
R 0

Stock Value:
R 100,000

Projected Yearly Profit :
R 960,000

Business Report

Fully describe the business's activities?

Mochachos Witbank was established in the year 2010. Mochachos is well known national Mexican style restaurant with foot print all over South Africa.

How long has the business been established?

Since 2010

Give a breakdown between sit-down, takeaways and deliveries

Sitting capacity of 30 customers.
Sit down - 15%
Take Aways - 60%
Deliveries - 25%

Is the business VAT Registered?

Yes

How many employees?

12

Give a breakdown of staff/ functions?

1x Manager/Cashier
2x Cashiers
3x Grillers
1x Burger Section/Cashier
2x Burger Section
2x Mexican Section
1x Admin & Stock Controller

How involved is the Owner in running the business?

Visits the store 2-3 times a week. Works remotely

When does the current lease end?

New Buyer will be required to negotiate a new lease with the landlords.

Is there an option of renewal & what period?

Yes

What is the annual escalation %?

To be negotiated with the landlord.

What is the square meters of the business?

117sqm

Is a copy of the lease available?

No

Do you require a licence?

Yes, Franchsie approval is mandatory.

What lease deposit and/or other surety is required?

To be negotiated with the landlord.

What are the main assets of the business?

This a franchise restaurant with a well established clientele. All goodwill & existing equipment form part of the assets of the business.

What is the reason for the sale?

Owner has had a good run with the business for 16 years & has plans to to take it easy & potentially relocate.

Why is this a good business?

Mochachos is a well-established and recognised South African restaurant franchise, with a strong brand presence and an established customer base.

The Witbank store has been successfully operating for **16 years** and is centrally located at Saveways Crescent Centre, benefiting from an established trading environment and consistent customer traffic.

The shopping centre has plans to introduce additional tenants in close proximity to the store, creating the potential for increased foot traffic and further sales growth.

The business has an established operating structure, trained staff and existing equipment, offering a prospective buyer the opportunity to take over an operational franchise without starting from scratch.

The business demonstrates positive operating earnings on an EBITDA basis, with an indicative return on investment of approximately 36 months, subject to verification of financial performance and the purchaser's final acquisition costs.

An attractive opportunity for an investor or experienced restaurant operator looking to acquire an established franchise with further growth potential.