



Date: **12th March 2025**

Business Reference: **31423**

About the Business:

## **Pub, Grill and Saloon for Sale**

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This vibrant pub and grill is a lively gathering spot, offering something for everyone: Enjoy weekly live music, karaoke nights, and relaxing Sunday afternoon performances that create an energetic and enjoyable atmosphere. Boasting 9 pool tables, a kids' arcade corner, outdoor seating, and a deck overlooking a play area, it's an ideal venue for all ages. Perfect for hosting private events, with catering services and platters tailored for any occasion. The beloved Wednesday Pensioners' Special features

budget-friendly meals, Bingo games, and prizes, drawing up to 137 attendees and supported by generous community contributions. With its inviting ambiance, versatile offerings, and strong community ties, this pub and grill is a flourishing hotspot for entertainment, dining, and social connections.

## Pub, Grill and Saloon for Sale



Sector: **Food**

Asking Price:

**R 7,000,000**

Monthly Profit:

**R 266,704**

Asset Value:

**R 2,317,422**

Stock Value:

**R 150,000**

Yearly Net Profit :

**R 3,200,442**



# Business Report

## Fully describe the business's activities?

### Pub and Grill Highlights

Wednesdays - Pensioner meal with Bingo

### Live Entertainment:

- Thursdays: Karaoke Night
- Fridays & Saturdays: Evening Live Entertainment
- Sundays: Afternoon Live Entertainment

### Facilities:

- 9 Pool Tables
- Kids Arcade Corner
- Tented outdoor seating near the children's play area
- Deck overlooking the kids' play area

### Function Hosting:

- Available for private events and functions
- Offers platters for external events

### Community Engagement:

- Pensioners' Wednesday Special:
- Affordable meals priced at R30–R50
- Includes Bingo with small prize parcels
- Averages 137 pensioners, with full attendance at special events like the Christmas lunch
- Supported by patrons who contribute cash donations towards food costs
- This venue combines entertainment, family-friendly facilities, and a strong sense of community, making it a favorite gathering spot for locals and visitors alike.

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

Opens at 7h30 by owner and trades until 2am. The owner has Managers that assist.

## What Advertising/Marketing is carried out?

- Facebook platforms & groups.
- The business is extremely well known and frequented in the area.
- Restaurant Guru awarded 3 years in a row for Best Restaurant

## What competition exists?

There is a restaurant bar in the same centre however it is not on the same level in terms of good vibes, great deals and entertainment.

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

An extension has been added and there is now capacity for more growth in the Business. Turnover has increased since the extension.

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

- Cleaner 9
- Cook 3
- Handyman 1
- Head Chef 1
- Office Administrator 1
- Floor Supervisors 2
- Waiters 10

## Do any have management potential?

Office Administrator is extremely efficient and runs the day-to-day operations, banking, payments, posters, menu, stock etc.

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

100% (70% Owner and 30% Manager).

## When does the current lease end?

3 Years time.

## What are the trading hours?

10.00am to 2.00am. for Alcohol  
8am - 10pm for food (kitchen usually closes around 10pm) but on busy nights chef will stay later.

## What are the main assets of the business?

- 2022 Peugeot Landtrek 1.9 Double Cab
- VW Caddy - Wrapped with logo
- Furniture and Office Equipment.
- Arcade Machines & Pool tables
- Tv's, Stage & dance floor lighting, Sound
- Walk in Freezer & Walk in cold-room
- Kitchen Equipment
- Newly installed TV's & Air Conditioning with Air curtains

## Strengths?

- Prime Location: Situated on a busy road, ensuring high visibility and foot traffic.
- Established Reputation: Well-known with loyal clients, ensuring consistent patronage.
- Competitive Pricing: Great pricing strategy attracts a broad customer base.
- Wide Range of Offerings: Diverse menu, facilities, and services appeal to various demographics.
- Family-Friendly Features: Kids' area with arcade games makes it a go-to destination for families.
- Exceptional Service: Great customer service fosters repeat business and positive word-of-mouth.
- Unique Appeal: One-of-a-kind establishment in the area, differentiating it from competitors.

## Weaknesses?

- No Entrance Fee: While it attracts customers, it may limit revenue opportunities.
- Dependence on Location: Heavy reliance on local traffic; relocation could impact business.
- Competition: One competitor in the same mall, however there has been minimal to no impact to revenue.
- Operational Costs: Maintaining a wide range of offerings and facilities may lead to higher expenses.

## Opportunities?

- Gambling Machines: Adding gambling machines could increase revenue streams.
- Marketing Expansion: Leveraging digital marketing and social media to reach a broader audience.
- Loyalty Programs: Implementing loyalty rewards to strengthen customer retention.

## Threats?

- Competition: The nearby competitor could intensify efforts to attract shared clientele.
- Economic Fluctuations: Changes in local economic conditions may impact discretionary spending.
- Regulatory Changes: Potential restrictions on gambling machines or liquor licensing could affect operations.
- Customer Preferences: Shifts in dining or entertainment trends could reduce demand.

## What is the reason for the sale?

Family emigrating and he wishes to join them.