



Date: **12th April 2025**

Business Reference: **37257**

About the Business:

## **Luxurious Guest House and Immaculate Home in a Serene Setting.**

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This stunning property offers a 4-star Bed & Breakfast with 10 air-conditioned rooms, including two self-catering units with kitchenettes. Guests enjoy a spacious dining area and an industrial kitchen, with an inverter and battery system ensuring uninterrupted lighting. The main house is a stylish, upmarket home set against an indigenous forest. It features a modern kitchen with a pantry and laundry, formal and TV

lounges (with underfloor heating and a fireplace), a dining room, an office, and four spacious bedrooms two en suite. Entertainment areas include a bar/pool room, an upstairs TV lounge/entertainment area with a Balu deck, and a covered braai and pizza oven area. Two large garages provide parking for four cars. The secure property is fully walled and gated, with an irrigation-fed garden, floodlit tennis court, swimming pool, trampoline, and a vegetable garden supplying fresh produce to the B&B. A solar system with an inverter and batteries ensures energy efficiency. Additional features include three staff rooms with solar-heated water..

## Luxurious Guest House and Immaculate Home in a Serene Setting.



Sector: **Accommodation**

Asking Price:

**R 5,500,000**

Monthly Profit:

**R 8,636**

Asset Value:

**R 260,000**

Stock Value:

**R 200,000**

Yearly Net Profit :

**R 103,636**



# Business Report

## Fully describe the business's activities?

Property size Lot 1414 - 7888m<sup>2</sup>

A farm style home 640 m<sup>2</sup> under roof separate from the B&B, face brick outside, plaster and paint inside, Kitchen and bathrooms updated about 10yrs ago 4 bedrooms & 3 and a half bathrooms Solar batteries and inverter

Upstairs bar and pool room

Braai/ pizza oven area

formal lounge TV lounge with log burning fireplace Double garages

house has built in vacuum cleaner

Bed and breakfast on the same property 500m<sup>2</sup> under roof , 10 rooms of which 2 have kitchenettes for self catering. B&B has own dining room, and industrial style kitchen, sun deck overlooking garden and forest All rooms en suite, they all have aircons, fans, heaters, TV's WIFI, fridges, microwaves, plenty safe parking, own entrances.

Property has swimming pool, tennis court flood lit, trampoline, tarred driveway and parking areas

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

Normal bed and breakfast and offer dinner on request, due to lack of restaurants in the area.

Online booking system

Manager run.

## What Advertising/Marketing is carried out?

Booking portals,

Booking.com

Expedia

Air b&b

Nightsbridge

Safarino

lekkerslaap

## What competition exists?

Other B&B's in Eshowe

I only know of 2 others B&B that are 4 star graded, helps with corporate bookings

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

Turn our home into B&B  
More aggressive marketing - social media platforms

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

Manager - 5yrs, see guest checked in, bookings, invoicing, collecting money, overall running of B&B  
Buying of stock, checking rooms, linen stock checks done monthly  
Chef - 3yrs, cooks breakfasts, and dinners on request,  
B&B assistant - 20 yrs, stand in chef, helps in kitchen, cleans rooms, washing, ironing  
B&B assistant - 12years, cleans rooms, washing ironing, helps in garden when quiet  
Gardner - 18 yrs , all garden duties

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

The owner do the admin, VAT, salaries wage payments

## When does the current lease end?

No Lease

## What are the trading hours?

6am to 830Pm weekends and holidays  
some staff work a split shift

## What are the main assets of the business?

Properties, Buildings and B&B stock, such as linen, crockery cutlery, washing machines, tumble dryers, fridges, freezers, stove, dishwasher, roller iron, press iron  
Furniture in rooms, paintings, curtains

## Strengths?

It is an old established business with a lot of come back customers  
Location is special, one boundary is on the forest, very quiet, cull de sac  
Beautiful gardens  
Big potential to build more or convert house to B&B as well,

## Weaknesses?

None

## Opportunities?

Ample land to build on,  
Ample space for marques for events such as weddings,  
Conference venue  
Improve marketing (I have not concentrated on marketing in recent years)

## Threats?

None

## What is the reason for the sale?

Wanting to retire