



BUSINESS REPORT

Date: **11th August 2025**

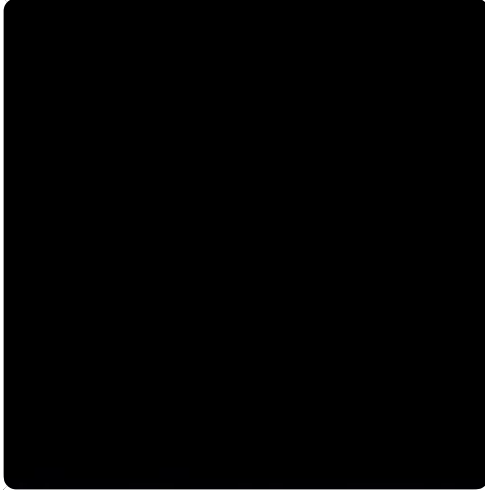
Business Reference: **BFS11276**

About the Business:

Upmarket Nightclub Opportunity with Massive Potential – Fully Licensed Until 4AM

This premium nightlife venue was originally envisioned and set up as a high-end nightclub. Launched during the COVID pandemic, the business adapted to regulations at the time and has since operated successfully as special occasions venue with food and dancing. The venue now presents an exciting

Upmarket Nightclub Opportunity with Massive Potential – Fully Licensed Until 4AM



Sector: **Food**

Asking Price:

R 6,000,000

Monthly Profit:

R 0

Asset Value:

R 6,000,000

Stock Value:

R 0

Yearly Net Profit :

R 0



Business Report

Background and History

Business Highlights:

Fully Licensed Nightclub – Operational license until 4AM.

Ideal Location & Layout – Includes dance floor, two fully equipped bars, DJ booths, live music stage, and slot machines.

Smart Investment – Setup and fit-out valued at over R6 million.

Established Clientele – Currently attracts a mature, early-evening crowd (ages 40–60) for food & dancing on Friday and Saturday nights.

Growth Opportunity – Untapped potential to transform into a late-night party destination targeting the 25- to 40-year-old market.

Products and Services

Products & Services:

Nightclub events

DJs & Live music

Full bar service (x2)

Dance floors & entertainment

Slot machines - 2 x Type A Licence = 10 Slot Machines with a Typ B Licence about to be approved = 20 Slot Machines

Assets

Setup costs of Fixtures Fittings & Assets cost over R6 million

Employees

23 including casuals & security

Financials and Forecasts

Currently operating at breakeven due to high kitchen-related overheads.

Annual Turnover Beverage of R3 200 000 excluding vat.

Annual Turnover Food - From Venue R450 000 excl vat

Annual Turnover Food - From Vendors R450 000 excl vat

Total Food & Bev R4 100 000 excl vat

Plus Gaming Machines (Slots) Sites Share Annual Gaming Commission R780 000 excluding Vat

Strong potential for profitability by shifting to a nightclub-focused model and reducing kitchen operations.

Reason for Sale

The business is currently managed by two aging partners getting ready for retirement and we have differing visions for its future. A new younger energetic owner with nightclub or event experience will be ideally suited to unlock the full potential of this stunning venue.

Conclusion

With the correct operator, this venue can become the go-to nightclub in the area for the late-night, high-energy crowd from 11pm to 4am. Continue with special occasions on the weekends, but aggressively market weekday events, Sundays to Thursdays.

Close the current kitchen operations and explore partnerships with nearby pizzerias or food vendors for a more streamlined, nightlife-oriented offering, with reduced operational costs.

Additional Notes:

All business licenses are current and in good standing.

The venue is stylish, fully equipped, and ready to transition into a thriving nightlife hotspot.

Agents Comments

This is a unique opportunity to take over a high-value, well-positioned venue and turn it into a high-profit nightclub. A must-see for any experienced nightlife entrepreneur or hospitality investor.