

BUSINESS REPORT

Date: **31st January 2026**
Business Reference: **BFS00231**

About the Business:

Sugar Beans Eatery, is a well-established café, events venue, and lifestyle destination.

Sugar Beans Studio (Pty) Ltd, trading as Sugar Beans Eatery, is a well-established café, events venue, and lifestyle destination operating under a diversified income model comprising:

- A fully operational café

- A proven private events and functions offering
- Recurring rental income through sub-letting to beauty tenants

The business is offered as a going concern, inclusive of all assets, staff, tenants, branding, systems, and goodwill. This represents a turnkey opportunity for an owner-operator or investor seeking stable cash flow with clear growth potential.

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Sector: **Sales & Services**

Asking Price:

R 680,000

Monthly Profit:

R 11,198

Asset Value:

R 457,903

Stock Value:

R 10,000

Yearly Net Profit :

R 134,374



Business Report

Fully describe the business's activities?

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How long has the business been established?

3 years

Is the business VAT Registered?

No

How many employees?

1 Permanent Employee

Give a breakdown of staff/ functions?

Maggie is the Barista/Chef

How involved is the Owner in running the business?

The owner/manager involvement is critical for the business.

When does the current lease end?

February 2026 - Currently a 5-year Lease extended negotiation in progress.

Is there an option of renewal & what period?

Yes, Currently in negotiation phase. 5 Year term.

What is the annual escalation %?

Rent has not increased in the last 2 years.

What is the square meters of the business?

+- 200 Squares. House

Is a copy of the lease available?

Yes

Do you require a licence?

No

What lease deposit and/or other surety is required?

No deposit required. Lease deposit will be transferred with new agreement. No surety required.

What are the main assets of the business?

The business owns substantial assets with a total book value of approximately R457,903, including:

- Coffee machine and grinder
- Display fridges, cold storage, and box freezer
- Kitchen equipment and conversion
- Furniture and fittings
- Container structure
- Inverter and battery system
- POS system (Yoco)
- Signage and branding

These assets significantly underpin the purchase price and reduce capital expenditure requirements.

What is the reason for the sale?

Other business interests/commitments.

Why is this a good business?

This business offers three income sources from tenants on the premises, estimated at around R15,300 per month (Financials and breakdown will be supplied upon request)

The sub tenants offer foot traffic to Sugar Beans and this business offers a well established client based in a good and safe market and environment.