business
for sale



BUSINESS REPORT

Date: **5th November 2026**
Business Reference:**38354**

About the Business:

Well-Established Coffee Shop in a Premium Commercial Location

This thriving, manager-run coffee shop presents an outstanding opportunity to own a profitable business in a high-traffic commercial environment. With experienced staff in place and strong daily trade, the business is well positioned for continued success under new ownership

Well-Established Coffee Shop in a Premium Commercial Location



Sector: **Food**

Asking Price:

R 10,650,000

Monthly Profit:

R 216,475

Asset Value:
R 1,200,000

Stock Value:
R 250,000

Yearly Net Profit :
R 2,597,698

Business Report

Fully describe the business's activities?

This premium coffee shop offers an exceptional café experience, serving expertly crafted coffees, specialty beverages, freshly prepared light meals, gourmet sandwiches, pastries, and a selection of grab-and-go refreshments. Renowned for its quality, convenience, and outstanding customer service, the business has established a loyal clientele and an excellent reputation.

Located within a busy private hospital, the business benefits from an enviable captive market comprising medical professionals, hospital staff, patients, and visitors, generating consistent trade throughout the year with minimal direct competition. This highly sought-after location provides a reliable revenue stream and significantly reduces the reliance on traditional marketing.

With efficient operations, experienced staff, and substantial opportunities for future growth, this is a rare opportunity to acquire a high-quality hospitality business in one of the most secure and desirable trading environments available. Businesses of this calibre and location seldom become available, making it an outstanding investment with long-term income potential.

How does the business operate on a daily basis?

The coffee shop operates daily, serving premium coffee, light meals, pastries, and grab-and-go refreshments to a steady flow of customers. Daily operations include food preparation, barista service, stock management, and customer service, all supported by experienced staff and efficient systems. Its prime location ensures consistent year-round foot traffic and reliable trading throughout the day.

What Advertising/Marketing is carried out?

The business requires very little local advertising due to its prime location and consistent captive customer base. In addition, the franchise supports the brand through ongoing regional and national marketing initiatives, enhancing brand recognition and customer awareness.

What competition exists?

The business enjoys a significant competitive advantage due to its prime location, where direct competition is minimal.

How could the profitability of the business be improved?

Profitability can be further enhanced by expanding the catering offering to hospital departments and meetings, introducing seasonal menu items and premium product lines, increasing grab-and-go options, and leveraging loyalty programmes to encourage repeat purchases. Given the strong captive market and limited competition, there is also scope to increase average transaction values through effective upselling and promotional meal combinations.

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

5 Kitchen staff
2 Front of house
5 Waiters
1 Manager

Do any have management potential?

There is a manager in olace

How involved is the Owner in running the business?

The owner has minimal day-to-day involvement in the business, as it is managed by a competent and experienced team with established operational systems in place. This allows the business to operate efficiently with little owner input, making it an ideal opportunity for both investors and owner-operators.

What are the trading hours?

8am - 8pm Monday to Sunday

What are the main assets of the business?

The business is fully equipped with all the necessary fittings, fixtures, and commercial equipment required to operate efficiently. All assets are well maintained and support the smooth day-to-day running of the business.

Strengths?

The business is fully manager-run with established systems in place and benefits from consistent daily customer traffic, providing stable and reliable operations

Weaknesses?

The business is location-dependent, with its ongoing success closely linked to its current premises and lease agreement.

Opportunities?

There is potential to increase revenue through menu expansion, catering services, promotional initiatives, and customer loyalty programmes

Threats?

Rising operating costs, increased competition, or changes to lease terms and operating conditions could impact future profitability.

What is the reason for the sale?

The owner has decided to sell due to having other business interests that require increased focus and attention. This presents an excellent opportunity for a new owner to acquire a well-established and profitable business with significant potential for continued growth.

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