business
for sale



BUSINESS REPORT

Date: **5th November 2026**
Business Reference:**BFS00389**

About the Business:

Established Nightclub, Bottle Store & Multi-Income Commercial Property – Hendrina

Established nightclub, lounge, bottle store and multi-income commercial property opportunity in Hendrina, Mpumalanga.

Operating for more than 12 years, the sale includes the business together with approximately 3,800 m² of business-zoned commercial property and approximately 1,600 m² of buildings.

Existing income-generating and operating components include:

- Established nightclub and lounge
- Licensed bottle-store operation
- Six retail/shop units
- Fully operational car wash
- Events and entertainment facilities
- Four accommodation rooms
- Two Wendy-house units
- Office with CCTV monitoring

The property includes borehole water, controlled access, approved building plans and a 12 kVA three-phase solar and lithium-battery backup system.

The transaction includes the commercial property together with an agreed inventory of operational equipment, furniture, fixtures and fittings. Trading stock will be dealt with separately at cost at takeover.

The opportunity may suit an owner-operator, existing hospitality or liquor operator, or investor seeking several complementary income streams from one established site.

Detailed financial information, asset schedules and supporting documentation are available to verified prospective purchasers following confidentiality and buyer qualification.

Liquor-licence transfers remain subject to the applicable regulatory approval process.

Established Nightclub, Bottle Store & Multi-Income Commercial Property – Hendrina



Sector: **Food**

Asking Price:

R 3,000,000

Monthly Profit:

R 100,000

Asset Value:
R 12,000,000

Stock Value:
R 200,000

Yearly Net Profit :
R 1,200,000

Business Report

Fully describe the business's activities?

Esthubini Lounge is an established multi-income commercial operation with more than 12 years of trading history. The business operates from an approximately 3,800 m² business-zoned property and combines several complementary income-generating activities from one site.

Current operations include an established nightclub and lounge, licensed bottle-store operation, six retail/shop units, a fully operational car wash, accommodation rooms, events and entertainment facilities, and additional rental and commercial-use areas.

The property and operating infrastructure are being sold together, including the premises, agreed operational equipment, furniture and fittings. The business also benefits from borehole water, CCTV security, controlled access and a 12 kVA three-phase solar and battery-backup system.

The various operations allow a purchaser to continue the existing business model while also pursuing further growth through improved retail utilisation, rentals, accommodation, events and other commercial activities, subject to applicable approvals.

How long has the business been established?

The business has been established and operating for more than 12 years.

Is the business VAT Registered?

Yes, the business is VAT registered.

What are the current monthly municipal rates and taxes?

Approximately R9,600 per month.

How many employees?

The business currently employs 9 staff members.

Give a breakdown of staff/ functions?

The nine employees support the nightclub and lounge operations, bar and beverage service, bottle-store activities, car-wash services, customer service, cleaning, general maintenance and day-to-day site operations. Staff are assigned according to operational and shift requirements.

How involved is the Owner in running the business?

The owner provides overall management, financial oversight, supplier coordination and strategic decision-making, while the existing staff handle many routine operational duties. The business currently employs nine staff members across the various operations. An agreed handover and transition period will be provided to assist the purchaser.

What is the square meters of the business?

The property has an erf size of approximately 3,800 m² and a combined building floor area of approximately 1,600 m².

Do you require a licence?

Yes. Liquor licences are required for the licensed lounge and bottle-store operations. The business currently holds two liquor licences. Any transfer to the purchaser will be subject to the relevant regulatory requirements and approval.

What are the main assets of the business?

The main assets of the business include:

- Approximately 3,800 m² business-zoned commercial property
- Approximately 1,600 m² of buildings
- Fully equipped nightclub and lounge
- Bar facilities
- Sound and lighting equipment
- Bottle-store shelving and cold-storage equipment
- Fully operational car wash with equipment
- Six retail/shop units
- Four accommodation rooms
- Two Wendy-house units
- Office equipment and CCTV security system
- Furniture, fixtures, fittings and operational equipment
- Borehole water supply
- 12 kVA three-phase solar system
- Solar panels, inverter and lithium-battery storage
- Two existing liquor licences for the lounge and bottle store, with any transfer subject to regulatory approval

Trading stock will be dealt with separately at cost at takeover. A detailed inventory of equipment, furniture, fixtures, fittings and other assets included in the transaction will be agreed with the purchaser during due diligence.

What is the reason for the sale?

After more than 12 years of establishing and operating the business, the owners have decided to consolidate their commitments and focus on other family and business interests. An agreed transition and handover period will be provided to the purchaser.

Why is this a good business?

Estubhini presents an opportunity to acquire an established operating business together with the freehold commercial property from which it trades.

The transaction combines a nightclub and lounge, licensed bottle store, six retail units, operational car wash, accommodation and events infrastructure, creating several complementary income streams from one site.

The approximately 3,800 m² business-zoned property includes approximately 1,600 m² of buildings, existing operational equipment, borehole water, CCTV, controlled access and a 12 kVA three-phase solar and battery-backup system.

The business has traded for more than 12 years and currently employs nine staff members. Existing liquor licences support the lounge and bottle-store operations, with any transfer subject to the applicable regulatory process.

Detailed financial information, asset schedules and supporting documentation are available to verified prospective purchasers following confidentiality and buyer qualification.

The owners will provide an agreed handover period to support continuity following the sale.