business
for sale



BUSINESS REPORT

Date: **12th November 2026**
Business Reference:**BFS00482**

About the Business:

Established Five-Star Guest House And Income-Generating Riverfront Property For Sale

An exceptional opportunity to acquire a well-established, five-star graded Guest House, trading successfully since 2005, with an excellent reputation and multiple regional and local awards.

Situated on a beautiful 1,702 m² riverfront property in a sought-after North West town, the establishment offers five fully equipped luxury guest rooms, landscaped gardens and attractive residential accommodation. The business has generated annual net turnover exceeding R1 million in each of the past two financial years, demonstrating its established income-generating potential.

Sold together with the guest house contents, it offers a purchaser the opportunity to continue trading with an existing reputation, facilities and customer base.

An attractive investment combining hospitality, lifestyle and owner-occupation potential, with further opportunities to expand and grow the business.

Established Five-Star Guest House And Income-Generating Riverfront Property For Sale



Sector: **Accommodation**

Asking Price:

R 7,770,000

Monthly Profit:

R 59,167

Asset Value:
R 0

Stock Value:
R 0

Yearly Net Profit :
R 710,000

Business Report

FINANCIAL INFORMATION

Asking Price : R7 770 000 Excluding Stock and VAT

Furniture & Fixtures : R1 100 000 Included in Asking Price

Annual Owner's Discretionary Income : R710 000

Owner-Operated Business

BUSINESS OVERVIEW

A rare opportunity to acquire a well-established, five-star graded Guest House set on a substantial and beautiful riverfront property in a sought-after town in the North West Province. This established hospitality business offers an attractive investment in a scenic setting.

Established in 2005, this upmarket Guest House has built an excellent reputation over more than 20 years, attracting both local and international visitors. The establishment has received several regional and local awards and is recognised as one of the area's leading accommodation establishments.

The property offers a unique combination of an existing income-generating hospitality business, attractive residential accommodation and significant potential to expand the operation.

THE PROPERTY
Situated on an approximately 1 702 m² stand, the property enjoys direct river frontage, landscaped gardens and a peaceful setting, while remaining conveniently located close to a major university and the town's commercial amenities.

The property currently comprises:

- An established five-bedroom luxury guesthouse, with all rooms featuring private en-suite bathrooms.
- A spacious three-bedroom private residence, suitable for owner occupation or potential conversion into additional guest accommodation.
- Guest lounge, dining and breakfast facilities, and kitchen.
- Swimming splash pool, jacuzzi and outdoor shower.
- Landscaped garden with irrigation system.
- Secure guest parking, double garages and additional covered parking.
- Solar and battery installation, inverter and backup generator.
- Water storage facilities and access to a shared borehole.
- Comprehensive security system.
- High-speed internet connectivity.

The property is currently approved for Guest House use under a special residential zoning approval.

ESTABLISHED INCOME-GENERATING BUSINESS

The Guest House has an established trading history and generated annual net turnover exceeding R1 million in each of the last two financial years, after deduction of VAT and commissions.
The business is being sold together with the Guest House contents, providing a purchaser with the opportunity to continue operating the existing establishment without having to furnish and equip the accommodation facilities from scratch.

The five luxury guest rooms are fully equipped with air-conditioning, bar fridges, coffee and tea stations, work desks, televisions, streaming facilities and complimentary Wi-Fi. Breakfast is served daily.

The business has developed a recognised reputation for quality accommodation and personalised hospitality, providing a solid platform for a new owner to continue trading and further develop the operation.

KEY INVESTMENT HIGHLIGHTS

- Established five-star graded guesthouse operating since 2005.
- Annual net turnover exceeding R1 million for each of the past two financial years.
- Approximately 1 702 m² riverfront property.
- Five existing luxury en-suite guest rooms.
- Separate three-bedroom private residence.
- Potential to increase accommodation capacity by approximately 60%, subject to approval.
- Solar and battery installation with backup generator.
- Guest House contents included in the sale.
- Established reputation and trading history.
- Opportunities to diversify income through additional hospitality services.

An opportunity to acquire an established hospitality operation and distinctive riverfront property, offering existing income, owner-occupation flexibility and the potential to unlock further value through expansion.

Further information, financial details and the property's exact location will be made available to suitably qualified and interested purchasers, subject to signing a confidentiality agreement

LOCATION & PREMISES

The property is situated in a well-established town in the North West Province, offering a relaxed lifestyle, rich historical character and established residential surroundings.

The town provides a range of commercial, retail, medical and recreational amenities, supported by a thriving local business community. Convenient road access and established infrastructure make it an accessible destination for both business and leisure travellers. With restaurants, shopping facilities and nearby attractions, the area offers an appealing setting for a guest house business while providing comfortable residential living.

The property comprises an established Guest House and a separate residential house, offering an attractive combination of business and private accommodation. Set on a substantial property of approximately 1,702 m², it presents an opportunity for an owner-operator or investor seeking to acquire a hospitality business together with a residential property.

GROWTH OPPORTUNITIES & IDEAL BUYER

One of the most attractive features of this opportunity is the potential to increase the property's income-generating capacity.

The current Guest House operates with five rooms, while the property also includes a separate three-bedroom private residence. A purchaser could investigate incorporating these additional bedrooms into the guesthouse, potentially increasing accommodation capacity from five to eight rooms – an increase of approximately 60%.

The existing layout makes this an attractive opportunity to explore, potentially with relatively limited conversion expenditure. Any expansion would, however, be subject to the necessary municipal zoning and approvals.

Additional opportunities include:

- Catering for larger groups and corporate accommodation requirements.
- Targeting university-related visitors, academics and business travellers.
- Hosting small private functions and intimate events.
- Offering riverside picnic experiences.
- Introducing spa and massage services through specialist service providers.
- Exploring further conversion of suitable existing spaces into guest accommodation, subject to approval.

The property offers flexibility to suit different purchasers. An owner-operator could reside in the private residence while generating income from the guesthouse, while an investor or hospitality operator could investigate utilising the entire property for accommodation purposes, subject to the relevant approvals.

The riverfront setting, established guesthouse reputation, existing facilities and opportunity to increase accommodation capacity create a compelling combination of lifestyle appeal and commercial potential.

TRADING HOURS

7 Days a week

STAFF

2 Staff