



BUSINESS REPORT

Date: **13th October 2025**

Business Reference: **BFS00134**

About the Business:

A1 Drycleaners - For Sale - Lydenburg

A1 Drycleaners is a industrial drycleaning business, this business is fully equipped with industrial machines with a custom built property to maximize workflow efficiency. This business is over 35 years old and has a proven track record of exceptional service quality and major profit potential.

A1 Drycleaners - For Sale - Lydenburg



Sector: Sales & Services

Asking Price:

R 5,800,000

Monthly Profit:

R 0

Asset Value:

R 0

Stock Value:

R 200,000

Yearly Net Profit :

R 0



Business Report

Fully describe the business's activities?

In 1990, a husband and wife followed their dream by starting a dry-cleaning business in Lydenburg. What began with two small shops soon grew into a thriving family enterprise.

They worked tirelessly for decades, moving from a rented space on the main street to their very own building in 2000, where the business still operates today. Over the years, they expanded to serve not only the community but also the surrounding mines, building up valuable stock and reliable service.

Now, after more than 35 years, the business remains a proud family legacy —built on hard work, love, and the vision of a couple who believed in their dream. While they have scaled down operations in recent years due to age, there is still plenty of room for growth and opportunity for the future.

How long has the business been established?

The business was established in 1990.

Is the business VAT Registered?

Yes

How many employees?

A1 Drycleaners has 8 employees

Give a breakdown of staff/ functions?

1 Manager
2 Ironing / Presser
2 Reseptionist / Till
1 Packaging Person
2 General Workers

How involved is the Owner in running the business?

The Owner does not has to be involved in day-to-day operations.

When does the current lease end?

There is no lease agreement, the business owns the property.

Is there an option of renewal & what period?

No, the business owns the property.

What is the annual escalation %?

The business owns the property.

What is the square meters of the business?

769 Square Meters

Is a copy of the lease available?

No, the business owns the property.

Do you require a licence?

Yes, the licence will be transferred to the new owners.

What lease deposit and/or other surety is required?

Nothing, the business owns the property.

What are the main assets of the business?

769 Square Meter Building included with sale.

All of these machines are industrial-grade machinery:

ELECTROLUX TUMBLE DRYER

Specifications: 26kg Year of Purchase: 2008 Current Condition: Good

PUFFER

Year of Purchase: 2000 Current Condition: Good Notes: Perfect for Puffing Jacket Sleeves

SOVRANA DRYCLEAN MACHINE

Specifications: E40 . 22kg Year of Purchase: 2000 Current Condition: Very good Notes: Rebuilt in 2020

RENZACCI TUMBLE DRYER

Specifications: 36kg Year of Purchase: 2013 Current Condition: Very good Notes: Steam Heated, 2 Units Included

IRONING TABLES

Specifications: Steam Powered Year of Purchase: 2000 Current Condition: Good Notes: 3 Units Included

PRIMUS WASHING MACHINE

Specifications: 24kg, High Speed Year of Purchase: 2008 Current Condition: Very good Notes: Regularly serviced

ROTONDI ELECTRIC BOILER

Specifications: 52kw Year of Purchase: 2013 Current Condition: Good Notes: No longer in use

COMPRESSOR

Notes: Perfect for Air Supply to Industrial Machines

RENZACCI WASHING MACHINE

Specifications: Average Speed, 36kg Year of Purchase: 2013 Current Condition: Very good

SPOT TABLES

Year of Purchase: 2000 Current Condition: Good Notes: 2 Units Included

VACUUM PUMP

Notes: Perfect for Extracting Hot Air for press tables. 2 Units Included

STEAM PRESS TABLES

Year of Purchase: 2000 Current Condition: Good Notes: 2 Units Included , Rebuilt (Jackets and Trousers Press)

RENZACCI WASHING MACHINE

Specifications: Average Speed, 16kg Year of Purchase: 2013 Current Condition: Very good

PARAFFIN TANKS

Specifications: 2200L each Current Condition: Very good Notes: 2 Units Included Comes with Pump

PARAFFIN FILL STATION

Notes: Refill Station used for Selling Paraffin

SCALES

Current Condition: Very good Notes: 3 Units, Large and Small

CKC – 68 GENERATOR

Specifications: 68KFA, 3 Phase, Diesel Year of Purchase: 2018 Current Condition: Very good Notes: Powers the Whole Business

RECEPTION SUPPLIES

Tills: 2 Units Included, Very Good Condition

WATER TANKS

Specifications: 5000L Each Current Condition: Very good Notes: With Cooling Tower Provides Water for Machines

MAIN OFFICE

Printer & Scanner Computer & Monitor 16 Channel CCTV System Desk Air Conditioner

MLT APEX INVERTER

Specifications: 5kw Year of Purchase: 2023 Current Condition: Very good Notes: Includes 4 Batteries 20kw (total)

CYCLOTERM INDUSTRIAL BOILER

Year of Purchase: 2014 Current Condition: Good Notes: Includes Water Tank, Water Softener, Blow Down Tank and Paraffin Tank (can also function on diesel)

WATER COOLING SYSTEM

Current Condition: Very good Notes: Runs through the Roof and Cool the Building

What is the reason for the sale?

The reason for selling A1 Drycleaners is due to the owners physical age. They are getting old and want to settle down.

Why is this a good business?

This business has very high-calibre machines and is fully equipped with everything you need to streamline a massive drycleaning business. The building was specifically designed to maximize workflow efficiency. The business does very good in annual turn-over and there is a big opportunity for someone looking to go big in the drycleaning industry.