

**business**  
for sale



Date: **3rd July 2026**

Business Reference: **38311**

About the Business:

## **Carwash with great location in Johannesburg North**

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Carwash in a great location in Johannesburg North

# Carwash with great location in Johannesburg North



Sector: **Services**

Asking Price:

**R 4,100,000**

Monthly Profit:

**R 171,467**

Asset Value:

**R 569,979**

Stock Value:

**R 15,000**

Yearly Net Profit :

**R 2,057,608**



# Business Report

## Fully describe the business's activities?

This franchised carwash carries substantial goodwill on its balance sheet, reflecting the established brand value, customer relationships, and market position of the Carwash at a well-known Lifestyle Centre in the northern Johannesburg area.

The carwash offers several revenue streams which includes a gas refill and exchange outlet.

## How does the business operate on a daily basis?

The carwash is ideally located in a popular lifestyle centre, a well-trafficked retail and lifestyle destination serving the Weltevredenpark, Northgate, and Roodepoort communities, accessible from major arterials.

- High-visibility position within an established lifestyle retail centre
- Consistent daily foot traffic from complementary anchor tenants (grocery, pharmacy, food & beverage)
- Ample on-site parking allowing customers to drop off vehicles with ease
- Dense residential catchment area: Honeydew is one of Gauteng's most sought-after suburbs
- Proximity to Eagle Canyon Golf Estate, Northgate, Cresta, and other affluent nodes

## What competition exists?

There are other carwashes in the area.

## How could the profitability of the business be improved?

Growth Opportunities

- Corporate and fleet accounts: contract washing arrangements with local businesses
- Monthly subscription wash packages: recurring revenue model with high customer retention
- Premium detailing packages: ceramic coating, paint protection, headlight restoration
- Online booking and WhatsApp scheduling to increase capacity utilisation
- Extended trading hours for early commuter market
- Social media marketing to expand customer acquisition
- Loyalty programme to increase visit frequency

## Transaction Structure & Process

### Asking Price & Inclusions

The asking price for Big F Carwash as a going concern is R4 115 000-00. This price includes all business assets as reflected in the balance sheet at 31 May 2026, including PP&E (R569,979), goodwill, existing stock, and the trading name. The asking price is exclusive of VAT.

The seller [is / is not] registered for VAT. If VAT-registered, a going-concern sale may qualify for zero-rating under Section 11(1)(e) of the VAT Act, subject to both parties being VAT vendors and meeting SARS requirements.

### Not Included in Sale Price

- Cash at bank / overdraft balance at date of transfer (to be settled / agreed separately)
- Director loan account (treatment to be agreed)
- Any personal assets of the directors

### Proposed Acquisition Process

#### # Stage Detail

- 1 NDA - Prospective buyer signs Non-Disclosure Agreement
- 2 Due Diligence - Review of financials, bank statements, lease, staff contracts, equipment list, and supplier agreements
- 3 Offer to Purchase - Formal written offer submitted (subject to due diligence and lease assignment)
- 4 Lease Assignment - Landlord consent obtained for assignment of operating lease to new owner
- 5 Sale Agreement - Aldes to draft formal sale of business agreement
- 6 Handover - Agreed handover period with seller-directors (recommended 2–4 weeks)
- 7 Completion - Transfer of business, staff, assets, and bank facilities to new owner on Effective date

## Do any have management potential?

The owner is actively involved in the carwash, the business has 2 managers who report directly to the owner.

## How involved is the Owner in running the business?

Daily involvement.

## Strengths?

Established brand presence: Operating under a recognizable name with existing clientele.

Recurring demand: Carwash services are essential and repeatable, ensuring steady foot traffic.

Location advantage: Likely positioned in a high-traffic area, which boosts visibility and walk-ins.

Low inventory risk: Service-based model reduces dependency on stock management.

Scalable operations: Potential to add detailing, valet, or fleet contracts.

## Weaknesses?

Labor-intensive: Reliance on staff for manual washing can lead to high wage costs and turnover.

Weather dependency: Rain or cold spells reduce customer demand.

## Opportunities?

Service diversification: Adding detailing, polishing, or subscription packages.

Corporate contracts: Partnering with car rental companies, dealerships, or fleet operators.

Eco-friendly positioning: Marketing water-saving or biodegradable cleaning solutions.

Digital integration: Online booking, loyalty apps, or mobile payment systems.

## Threats?

Economic downturns: Discretionary spending cuts can reduce carwash visits

## What is the reason for the sale?

The owners want to pursue other business interests.