



		Business for Sale Listed on:		2024/07/02 Fred Broom-082 583 4851	
Business Profile :					
Main Business Activity:		RESTAURANT / SPORTS BAR / NIGHTCLUB / CONFERENCE FACILITY SLIDESHOW			
FBI Reference Number:		Hos112-5			
Industry Sector:		Hospitality - Restaurant, Sports Bar and Nightclub			
Business Description:		BRIEF OVERVIEW -			
		<ul style="list-style-type: none"> • This venue is a combined restaurant / sports bar / nightclub that was founded in 2009. Since then, the establishment has become a major point of interest of the west coast for many and has successfully made its name throughout the years and became a place to be in the in Mauritian nightlife with a BIG nightclub which achieved a record of 1800 attendance at once! • The renowned venue that offers a large parking area, a large open air restaurant area (up to 150 seating capacity) with live bands entertainment, a beer garden, 3 bars (1 main bar, 1 cocktail / lounge bar, 1 nightclub bar), a dancefloor, a karaoke area, giant screens and TVs for sports events broadcast and a conference room. • The nightclub has welcomed most of the well-known bands / singers and DJs of Mauritius and also got an international exposure with big names performance in the international music Industry. 			
Location:					
Country and Province:		Country:	Mauritius		
		Province	West coast		
City / Town:		Tamarin			
Location / Area:		Suburbs – Upmarket area			
Asking Price:		NOTE -The currency has been converted/rounded as at the date of this summary and may vary, due to the prevailing rate of exchange.			
Currency:		The ZAR – Rand	USD \$	EUROS €	MUR - R's
Asking Price:		R14,500,000	\$785,500	€731,700	R's 36,950,000
Inventory	(excluded <input type="checkbox"/> or included <input type="checkbox"/>)	R 770,000	\$ 42,000	€ 39,000	R's 1,970,000
Fixed assets	(excluded <input type="checkbox"/> or included <input checked="" type="checkbox"/>)	R2,575,000	\$139,500	€130,000	R's 6,560,000
Flexibility about Price/Negotiability:		The asking price is marginally negotiable and includes fixed assets valued at R2.575 million and goodwill. The final price will be determined by the final value of stock at take-over			

	date.			
Financial Information:	ZAR – Rand	USD \$	EUROS	MUR Rupees
Turnover -Annual:	R13,155,000	\$712,200	€663,600	R's 33,502,277
Turnover -Monthly Average:	R 1,096,000	\$ 59,350	€ 55,300	R's 2,791,856
Owner/s Annual Profit/EBITDO:	R4,470,000	\$115,200	€ 107,400	R's 11,384,224
Monthly Average Owner/s Profit/EBITDO:	R 372,500	\$ 9,600	€ 8,950	R's 948,685
Gross Profit %/Markup %:	Gross Profit % 49.9% - 12 months		Markup %	198 %
ROI (Return on Investment – per annum) %:	30,8	% per annum (This equates to a payback period of 38- 40 months)		
Other Information :				
Total Number of staff:	TOTAL STAFF	Directors:	Other Staff:	Casual Staff:
	TBA	2	8	Revolve over weekend
Year Established/Acquired by present owner:	Year Established	2009	Acquired by present owner	2009
Ownership:	Sole Proprietor	Partnership	Pty Ltd	Close Corporation
	-	-	YES	-
Potential to Relocate (<i>Level of relocation</i>):	High	<input type="checkbox"/> <i>Highly portable. Business not bound to any area.</i>		
	Medium	<input type="checkbox"/> <i>Can be relocated with very little disruption</i>		
	Low	<input type="checkbox"/> <i>Relocation is possible, but not advised.</i>		
	Zero	<input checked="" type="checkbox"/> <i>Business cannot be relocated</i>		

<p>Additional Information :</p>	<p>GENERAL INFORMATION -</p>
	<ul style="list-style-type: none"> • STAFF COMPLEMENT & RETENTION CONSIDERATIONS: • 2 Operation Directors, 3 Chefs / 3 Waiters Barmen / 1 Cleaner / IDJ. • The permanent team participates in the success of the business. • The Team knows the clientele which stimulates clientele loyalty. The owner is away often and the business is managed in the absence of the directors, by a trusted employee • Casual revolving team over the week-ends. • LEASE RENEWAL PERIOD: • 5 YEARS I ESCALATION: POSSIBLE APPROVED BY LANDLORD and DATE LEASE EXPI RES in 2028. • Trades 4 days a week – hours depends on season and events.
	<p>FINANCIAL INFORMATION -</p>
	<ul style="list-style-type: none"> • Detailed financials will be made available to approved buyers at a personal meeting with the seller and the seller claims that he can verify all trading. • The financial information reflected above is based on Turnover, gross profit, expenses and Net Profit figures provided by the Seller. For the year ended 31 May 2023. • The EBITDO (Owner's Profit) has been calculated and based on the Seller's FINANCIAL information.
	<p>POTENTIAL -</p>
	<ul style="list-style-type: none"> • The Government of Mauritius facilitates the economic development which entails that foreigners will have the opportunity to reside, invest & develop their own business. • Tamarin is called to be tremendously developed in the next 3 years. (Corporate & individual Tax 15%). • The business requires a HANDS-ON owner that can re-invent the business. • Key success factors; 14 years' experience & reputation, quality service & safe environment. • Loyal clientele, 70% local, 15% expats (SA & French) 15% tourists. • Only 3 cost-centers to manage -Bar/Restaurant/discotheque. • Social Media optimization: Facebook/Instagram/Website/Google/Trip-Advisor. • Enhanced corporate culture for team & clientele and always in ahead of competition.
<p>REASON FOR SELLING -</p>	
<ul style="list-style-type: none"> • The owner wishes to retire. After 14 Years of operation, the Main Director & Shareholder has reached retirement. • The other 2 shareholders are agreeable to this sale- - an exclusive mandate is in place. 	
<p>HANDOVER -</p>	
<ul style="list-style-type: none"> • The Seller is prepared to assist the buyer for a negotiated training and hand-over period. 	

DISCLAIMER REGARDING INFORMATION -

- *No representation or warranty, express or implied, is given as to the accuracy or completeness of the contents of this profile.*
- *The only representations and warranties that will be made are those that may eventually be included in a definitive agreement to the proposed sale of the vendors' interests in the business.*
- *Neither this profile nor any of the information contained in it shall form the basis of any contract for such sale, nor does it constitute an offer, invitation or inducement to purchase or acquire any shares in the business or any interest in it.*

PROOF OF FUNDING REQUIREMENT -

- *Interested parties **MUST** be able to demonstrate that they have access to the required funds to finance a cash transaction purchase.*
- *In terms of the Broker's mandate, the Seller will not entertain any discussions, or consent to provide any details or documentation; or accept any offer unless you first meet this criteria. The Potential Buyer will need to provide proof of these financial requirements in your initial enquiry.*

FULL DETAILS OR PROVIDING THE EVALUATION PACK, WILL ONLY BE PROVIDED BY THE APPOINTED BROKERS SUBJECT TO THE SIGNING A CONFIDENTIALITY AGREEMENT (NDA) AND THE BUYER'S PROFILE FORM – ALL SUBJECT TO THE APPROVAL BY THE SELLERS.

THE NDA AND BUYER PROFILE CAN BE DOWNLOADED AT THIS - LINK FOR COMPLETION ON A DESKTOP, PRIOR TO RETURNING THE FORMS TO THE BROKERS VIA THIS E-MAIL ADDRESS: enquiries@fairbro.co.za

Gallery/Collage:

Note: The images and the content therein, may be provided as examples in terms of the level of confidentiality, requested by the Seller.

