



REF Her460 – HERMANUS Guest Lodge for sale – Cape Whale watching route

ASKING PRICE - R 4,995,000 (Negotiable)

Main Road, Hermanus

- This registered/licenced & centrally located guest house (only a 5 minute walk to the village, restaurants and cliff paths for whale watching in season); opened in December 2004 consists of 5 guest suites all with full en-suite bathrooms and a separate lounge area with a double bed sleeper couch in each room to accommodate a 3rd adult per suite or children sharing with parents. The suites all have separate entrances and overlook the pool and beautifully landscaped garden, a heated saltwater swimming pool, with a kids' splash pool.
- **Outdoor Area** - There is a large covered braai area, with built in seating and a built in bar and cloakroom. There is also a heated saltwater swimming pool, with a kids' splash pool.
- The manager's suite has a private entrance and consists of a bedroom, full bathroom, lounge, dining room and private garden with a water feature. This suite is suitable for a single or a couple to live in/manage.
- There is remote controlled access (secure parking for 8 vehicles, 5 for the guests at the back and 3 for the manager and visitors) as well as a security alarm installed to the manager's quarters and panic buttons to the guest rooms.
- Facilities in the suites include: tea/coffee making, fridges, TV's with 7 channels, fans/heaters, hairdryers, safes, phones, panic buttons, full en-suite bathroom, separate lounge area in each room with sleeper couch. There is a fully installed PABX system in reception and through to the guest suites. Working facilities include a fully fitted kitchen, a separate scullery and a separate laundry room, as well as a reception area and breakfast room.
- This is an exquisite property and excellent business opportunity - in one. Please contact **Fair-Bro Properties** to view the list of inventory and financial information. *The cc can be bought, as opposed to the asset from the cc.*
- ***This well-appointed property is being sold lock, stock and barrel, including furniture, fittings, equipment, linen and inventory!***

About this property – Total facilities:

BUILDING TYPE	Residential	LAND AREA	1 404 m ²
BUSINESS TYPE	Guest Lodge	FLOOR AREA - Internal	310 m ²
BEDROOMS	6	UTILITY ROOMS	4
BATHROOMS	6	POOL incl. Built in Braai	Yes
DINING AREAS	2	BUSINESS TYPE	Hospitality
LOUNGES	3	PARKING	8 Vehicles
LEVIES\RATES *	R6500 per annum	RECEPTION AREA	Open plan

Contact details

Fred Broom – Fair-Bro Properties

Tel No.: +2721 (021) 683 2441

Fax No.: +2721 (035) 683 4840

Mobile: +2782 (082) 469 3414

Need more Information? Send **Fair-Bro Properties** an E-mail: properties@fairbro.co.za

Facilities & other information:

Security:

- Property is fully secured – automated gate
- Security gates
- Burglar alarm & burglar bars

Licence details:

- The guest house has a licence for 5 rooms, and there should be no problem in renewing this licence as all laws have been complied with. (regarding parking, facilities etc)
- Should the manager not live on site, then this manager's suite could be used as an additional suite, as there is sufficient parking to get a departure for a 6th room.)

Extras:

- Land of 1,404 m² - Municipal rates R906 per month



LUXURY SUITE DAILY RATES:

1 September 2009 - 30 April 2010	R440 Per person
<ul style="list-style-type: none"> • Children under 4 yrs are free on condition sharing with parents • Children 4-14yrs are less 50% • A third adult per suite on the sleeper couch is less 33% 	
Reps and travelling business people: NO SINGLE SUPPLEMENT! Stay with 10 nights- (accumulative) every time you pass through Hermanus and get 1 free night for two people.	
Discounts for longer stays: 5 nights - less 10% 7 nights - less 12% 10 nights - less 15% <i>(The online booking system will automatically work out the discounts)</i>	
Charges are per person All prices quoted include a full breakfast.	