



REF Hos925 - ST. LUCIA Self-Catering Establishment for sale

ASKING PRICE - R 6,350,000 (Negotiable)

147 hornbill street, St. Lucia

- The Property has much to offer. The island of St. Lucia is for travellers seeking pleasure and enrichment through the wonder of the undiscovered, the adventure of the unfamiliar, the freshness of the unspoiled and the stimulation of the exotic.
- Located only 45 minutes from Hluhluwe/Umfolozi it is the perfect launching pad for many activities in Zululand. 10 Min to Mission Rocks and only 32 min to Cape Vidal where a person can do snorkelling. Game may also be seen on the way! Sodwana Bay and Duma Zulu jare nearby and make travelling a pleasure!
- The Establishment was aimed at self-catering holiday accommodation at affordable rate for local and international guests, but can easily be converted into a B&B. The cabins and homely feel make it so relaxing.
- This is a beautiful multi-purpose property and an excellent business opportunity in one. Please contact **Fair-Bro Properties** to view the list of inventory.
- *This property is being sold lock, stock and barrel!*

About this property:

BEDROOMS	14	BATHROOMS	8
HOME TYPE	house	FLOOR AREA	54 per cabin m ²
LAND AREA	2059 m ²	LOUNGES	7
DINING AREAS	7	POOL	Yes
CARPORTS	9	BUSINESS TYPE	Commercial
LEVIES\RATES *	R3265 per month		

Contact details

Fred Broom – Fair-Bro Properties

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

Facilities & other information:

Security:

- Property is fully fenced in front and joined at the rear to nature conservation
- Security gates
- Burglar bars

Cabins:

- 6 x 2 bedroom cabins.
- Swimming pool in garden area with braai facilities
- Fully equipped kitchen in each cabin.
- All 6 cabins have bathrooms
- All the cabins have carports
- All the cabins have lounges

Extras:

- Land of 2059sqm.



Managers House:

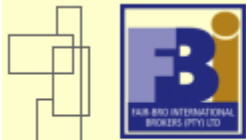
- Open plan Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Laundry Area
- Undercover patio the full length of the house

Outside buildings:

- Carport for 9 cars
- Tool/maintenance room

Outside area:

- Swimming pool
- Open-air braai area with built in braai.
- Amazing sea views



Tuesday, July 15 2010

**SELF CATERING ESTABLISHMENT - LIFESTYLE INVESTMENT
PROPERTY (KZN North Coast/frb)**

Business Profile :

Main Business Activity: SELF CATERING ESTABLISHMENT - LIFESTYLE INVESTMENT PROPERTY (KZN North Coast/frb)

FBI Reference Number: Hos925

Industry: Hospitality - Self Catering Establishment

Description: **This Lifestyle and Investment Property has much to offer:**

The island of St. Lucia is fantastic for travellers seeking pleasure and enrichment through the wonders of the undiscovered; the adventure of the unfamiliar; the freshness of the unspoiled and the stimulation of the exotic. This self-catering establishment is located on the East Coast of South Africa, in the town of St Lucia on the Kwa-Zulu Natal North Coast; which is only 45 minutes from Hluhluwe - Umfolozi and the perfect launching pad for many activities in Zululand. It is 10 Min to Mission Rocks and only 32 min to Cape Vidal where a person can do snorkelling. Game may also be seen on the way! Sodwana Bay and Duma Zulu are close by - makes travelling a pleasure.

Location:

Province / Country: (RSA) Kwa-Zulu Natal

City / Town: ST LUCIA

Location / Area: Adjoining nature conservation area

Asking Price:

Currency: ZAR - South African Rand

Asking Price: 6,350,000

Inventory 485,000 (included)

Flexibility: **Marginally negotiable. Land and main house valued at R3,5 million; other buildings & improvements R3,4 million; Inventory/movables R485k.**

Financial Information:

Turnover: 30,000 per month

Profit: 204,000 per annum

Potential: > 600,000 per annum

Other Information :

Total Number of staff: 3

Year Established: 1989

Ownership:

Sole Proprietorship

Potential to relocate:

Zero

Other Information:

DESCRIPTION OF THE PROPERTY -

The establishment is aimed at self-catering holiday accommodation at affordable rates for local and international guests, but has all the facilities that can easily be converted into a Bed & Breakfast operation. The cabins and homely feel make it so relaxing.

Extent of Property:

- Total area of the Land is 2059 m2

Security:

The perimeter is fully fenced in front and joined at the rear to a secure nature conservation area.

The property is protected with

- Security gates on some external doors
- Burglar bars securing some windows

Self Catering Cabins:

There are 6 x 2 bedroom cabins sharing the swimming pool in garden area with braai (barbeque) facilities.

Each cabin has a fully equipped

- All 6 cabins have bathrooms
- All the cabins have carports
- All the cabins have lounges /living rooms

Outside buildings:

- Carport for 9 cars
- Tool/maintenance room

Managers House:

This is a DOUBLE STOREY building with

- Open plan Lounge/Dining Room
- Kitchen
- 2 Bedrooms
- 2 Bathrooms
- Laundry Area
- Undercover patio runs the full length of the house

Outdoor area:

- A filtered swimming pool
- Open-air braai (barbeque) area with built in braai (barbeque)
- Amazing sea views

FINANCIAL INFORMATION -

The establishment is operated to meet the owner's financial needs, so they are not pressed to operate at more than moderate occupancy levels, other than during the high season when accommodation is at a premium and the best rates can be obtained.

A detailed breakdown of revenue and expenses will be provided to qualified buyers.

POTENTIAL -

This is a beautiful multi-purpose property and an excellent business opportunity combined into one. Minimal marketing and advertising is undertaken. Establishing a website and listing on Hospitality property portals, will take occupancy levels to a new high - 50% occupancy will generate a NPBT of at least R50,000 per month. This property is being sold lock, stock and barrel and a fully detailed inventory will be provided to approved buyers.

REASON FOR SELLING -

The owners wish to retire.

FULL DETAILS WILL BE PROVIDED BY THE APPOINTED BROKER SUBJECT TO SIGNING A CONFIDENTIALITY AGREEMENT (NDA). FOR AN APPOINTMENT TO VIEW THIS OPPORTUNITY, CALL +2721 (021) 683 2441 or + 2779 (079) 494 0754

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