



# REF Her451 – HERMANUS Guest Lodge for sale – Cape Whale watching route

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

## **Main Road, Hermanus**

- This registered/licenced guest house opened in April 2005 consists of 4 standard 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.
- There is a 5th suite, a luxury/honeymoon suite which has a private garden with it's own pool and BBQ (braai) area, a loft bedroom with a queen size bed, a spacious lounge with a kitchenette and a double bed sleeper couch, and the full bathroom has a shower with a glass ceiling so you can shower under the stars! Although this is the 'honeymoon suite' we often rent it to families as there is a sleeper couch for the children, and the garden is private and separate from the rest of the rooms.
- The manager's suite has a private entrance and consists of 2 bedrooms, a full bathroom, lounge, dining room and private garden with a water feature. This could be used as a 2-bedroomed family suite.
- There is remote controlled access (secure parking for 8 vehicles, 5 for the guests, 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 8 channels, fans/heaters, hairdryers, safes, phones, panic buttons, full en-suite bathroom, and separate lounge area in each room with sleeper couch. Working facilities include a fully fitted kitchen, a separate scullery and a separate laundry room, as well as a reception area and large breakfast room. (The breakfast room is large enough to do a function if there is a group booking).
- 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.

- ***This well-appointed property is being sold lock, stock and barrel, including furniture, fittings, equipment, linen and inventory!***

## About this property – Total facilities:

<b>BUILDING TYPE</b>	Residential	<b>LAND AREA</b>	1 287 m <sup>2</sup>
<b>BUSINESS TYPE</b>	Guest Lodge	<b>FLOOR AREA - Internal</b>	346 m <sup>2</sup>
<b>BEDROOMS</b>	7	<b>UTILITY ROOMS</b>	4
<b>BATHROOMS</b>	6	<b>POOL</b>	Yes
<b>DINING AREAS</b>	2	<b>BUSINESS TYPE</b>	Hospitality
<b>LOUNGES</b>	4	<b>PARKING</b>	8 Vehicles
<b>LEVIES\ RATES *</b>	R6500 per annum	<b>RECEPTION AREA</b>	Open plan

### 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](mailto: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 a 2-bedroomed family suite, as there is sufficient parking to get a departure for a 6th room.)

#### Extras:

- Land of 1,287 m<sup>2</sup> - Municipal rates R952 per month



#### LUXURY SUITE AND HONEYMOON SUITE RATES:

1 Sept 2009 to 30 April 2010	R1700
1 May 2010 to 5 June 2010	R1550
6 June 2010 to 11 July 2010 WC	R2210
12 July 2010 to 31 Aug 2010	R1550
1 Sep 2010 to 30 April 2011	R1700

#### Discounts for longer stays:

5 nights - less 10%

7 nights - less 12%

10 nights - less 15%

*(The online booking system will automatically work out the discounts)*

**Charges are for the suite not per person, with a maximum of 3 adults or 2 adults and 2 children**

All prices quoted include a full breakfast.