



FOR SALE BY TENDER

Fuel Station Business – N1 Touws River, WC

Engen Station, Truck Stop, OK Express, Coffee Shop, Padstal / Restaurant & Accommodation

±R125 000 000 Gross Annual Business Turnover

Average Literage: ± 350 000ℓ/month



OFFERS TO BE SUBMITTED BY 5 SEPTEMBER 2025

Offer Submission Deadline:

14h00 (2pm) on 5 September 2025

Terms:

As per the process letter

Viewing:

By Appointment only

Contact for further info:

Zain Teegler

Cell: 067 402 4549

Email: zaint@wh.co.za

(FFC number: 20227142518)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(FFC Number: 2023332289)

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm – (Certificate Number

2023119384)

www.whauctions.com



1. BACKGROUND AND REASON FOR DISPOSAL

WH Auctioneers Properties have been duly instructed, on a **sole and exclusive basis**, to dispose of the Touws River Engen Fuel Station **Business** by way of closed tender.

All interested parties will compete on the same terms and conditions as set out in the tender process letter. All offers received through the tender process will be reviewed independently and simultaneously for consideration.

2. DISPOSAL PROCESS, GUIDELINES AND TIMEFRAMES

The table below sets out the dates which you will have to comply with in order to participate in this sale process as per the tender process –

Due Diligence site visits	By request from 8 July 2025
Due Diligence completions	17h00 on 4th September 2025
Closing Date for the submission of offers	14h00 (2pm) on 5th September 2025

Offers: **Signed offers** to be submitted by no later than **Friday 5th September 2025 @ 14h00 (2pm)**.

Offer Acceptance: All offers will remain open for acceptance until **17h00 on 20 September 2025**

Due Diligence: The period leading to the tender closure date serves as the period for interested parties to conduct any necessary due diligence work - the business is sold Voetstoots.

Finance: Interested Parties will be requested to provide proof of funds / financial assurances together with their offer submission.

Deposit: **10% of the purchase price** due and payable upon submission of the Tender/Offer (fully refunded if the offer is not accepted). This deposit includes the commission of 5%, which is deemed earned on acceptance of the offer.

Guarantees: Due within **30 business days** of the signature date of the sale agreement

VAT: 15% or as determined by SARS.

Format: Offers submitted electronically to zaint@wh.co.za & joshuap@wh.co.za or hard copy (in a sealed envelope) addressed to Joshua Pelkowitz at:

Johannesburg: 578 16th Rd, Randjespark, Midrand

Cape Town: 17 Dacres Avenue, Epping 2

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WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narasamy, N. Hunsraj

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the **contents of which will remain strictly confidential** until the opening date which takes place in front of the sellers. Please ensure that all offers are received by way of confirmation email from WH.

Price: All offers will be reviewed by the Sellers and their decision shall be final and binding.

For queries regarding the business contact:

Zain Teegler	067 402 4549 / zaint@wh.co.za
Joshua Pelkowitz:	072 536 5482 / joshuap@wh.co.za
Rob Shaff	072 195 1211 / robs@wh.co.za

3. TERMS OF THE SALE

- 10% deposit payable by Purchaser with submission of the offer (refundable if not accepted).
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.

4. LOCALITY

Property Address Co-ordinates: -33.3317, 20.0243, 33.3287, 20.0236 & 33.3293, 20.0218

Along the N1 National Highway - Touws River Western Cape

Touws River is a small railway town of 8,126 people in the Western Cape province of South Africa. It is located on the river of the same name, about 160 kilometres north-east of Cape Town. The Touwsrivier CPV Solar Project is located just outside of the town and supplies 50 MW to the national electrical grid. The property borders the N1 National highway.

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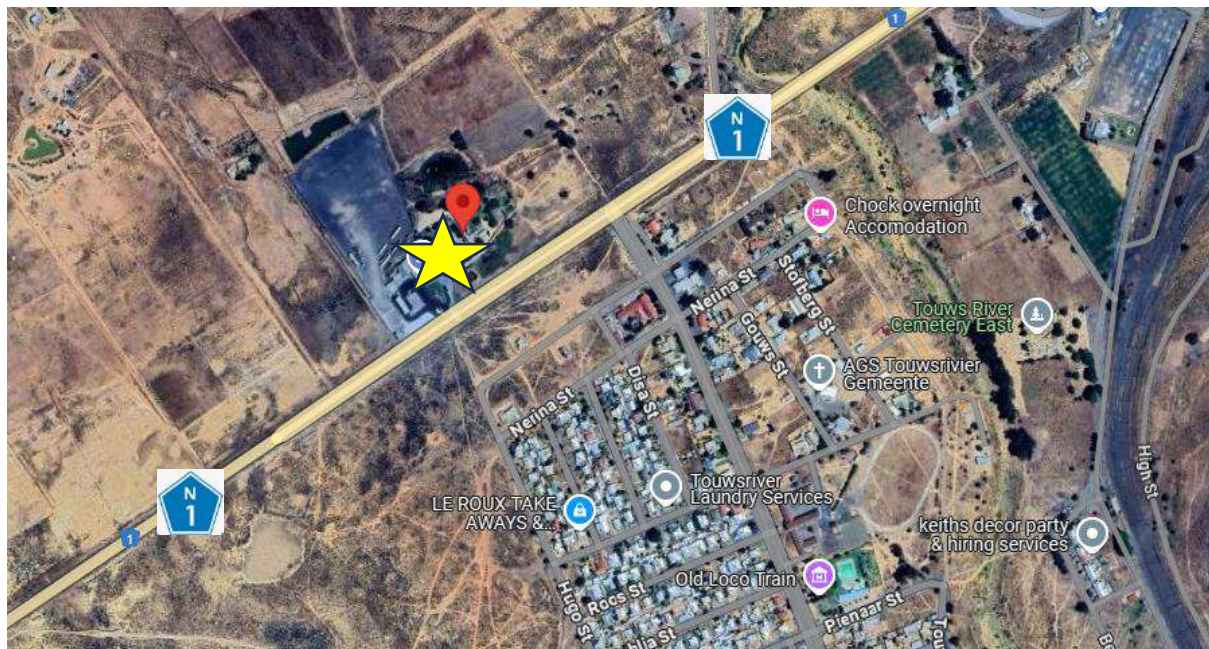
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5. DESCRIPTION OF IMPROVEMENTS

The subject business is located along the N1 national highway, approximately 160kms north of Cape Town. This is a strategically located fuel site catering to a large number of passing trucks and cars arriving to and leaving Cape Town along the N1, with excellent visibility and accessibility from the N1 highway in the Western Cape.

The business operations on site include:

Site Summary:

- Engen Truck Stop
- OK Express
- ATM
- Kroonplaas Restaurant
- Farmstall ("Padstal")
- Patriot Coffee Shop
- Self-catering Accommodation
- Staff change rooms and toilet
- Caravan site with swimming pool
- Doggie Run
- Children's play area

Fuel Station:

The Engen fuel business comprises a forecourt catering for vehicles with 4 pump stations, each 4 nozzles (2 diesel and 2 petrol nozzles) and an air compressor, as well as a forecourt catering to trucks with a 3 pump stations, each with 2 diesel nozzles and an air compressor.

The fuel station totals 14 diesel nozzles and 8 petrol nozzles.

These are fed by underground tanks, with 3 x 46 000 litre diesel tanks (Diesel 50) and 1 x 46 000 litre petrol tank (ULP 95).

The forecourt was recently upgraded in December 2022 and rebranded under Engen Truck Stop. The fuel station currently pumps averages of ±350 000 litres per month averaged out across the year, with the majority (±80%) being diesel sales.

Truck Stop & Workshop:

The business includes a large, secure enclosed truck stop of approximately 25 000m², accommodating up to 150 trucks per night and additional self-catering accommodation in 15 rooms. This is a very successful business unit, which averages around 60 trucks per night and charges around R120 per truck per night. There is additional space for a workshop with small offices.

Retail (Shop and Padstal / Restaurant):

The OK Express shop on site operates 24/7, with a restaurant and farm store. The OK express has a large assortment of food selection, and often serves as a shopping alternative for the residents of Touwsriver. The shop also has a goods storage area, an ATM and a cold drinks, dairy and fresh goods section within the shop which caters for sandwiches and baked goods.

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The Kroonplaas Padstal and Patriot coffee shop open from 7am to 9pm daily, and offer a selection of hot meals and on-the-go coffee.

Combined, the retail offerings have an annual turnover in excess of **R30 000 000**, and the fuel station in excess of **R90 000 000**.

Accommodation:

The business has a combination of short and medium term self-catering accommodation, which includes rooms on the first storey above the retail section, as well as several rooms that are located in the garden and are built as mini-chalets, complete with bedroom, bathroom and some feature a kitchenette. There is also a caravan park with swimming facilities and ample open space.

Site Access and Security

The property is accessible by drive in directly off the N1 and the site has security at night.

Condition:

The property appears to be in fair condition with some maintenance required.

Additional remarks:

The Seller undertakes to address and resolve any historical matters or regulatory requirements relating to the business that may need attention prior to transfer, or otherwise indemnify the Purchaser against such matters post transfer. The Seller will be responsible for any associated costs in this regard.

Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser.

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6. FINANCIAL INFORMATION

The entire business operation generates approximately R125 000 000 Gross Annual Turnover. All financial and lease information is **available on request**. In summary:

- The Truck Stop Agreement is in place until December 2027, but Engen has the option to renew it until 31 December 2033
- Property Lease agreement: in place until December 2030. The Seller took over a 10-year lease towards the end of the 10 years when they bought the premises. The Seller renewed for the indicated additional 10 years in Jan 2021. The Landlord has previously communicated that they have no other plans for the property and will likely seek a new long-term lease at the end of this last 10-year renewal.
- OK Franchise: June 2028, 3 months' notice to cancel, no further automatic renewal indicated.
- No formal agreement was signed with Kroonplaas and Patriot franchisors, assume same is on a month-to-month basis.

Average combined literage

± 350 000 litres per month

Annual business turnover combined

±R125 000 000 per annum

Audited financial statements, lease agreements, supplier agreements and a full financial breakdown are available upon request.

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7. SITE LAYOUT



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8. SITE PHOTOGRAPHS



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Forecourt



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Truckstop



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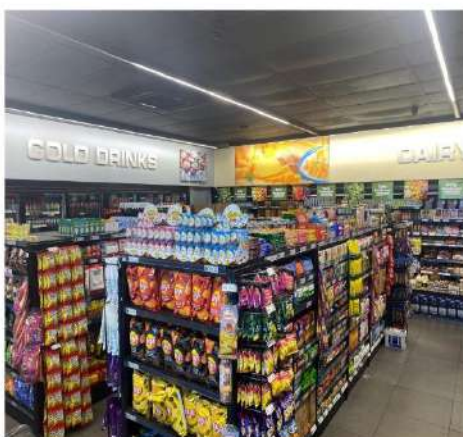
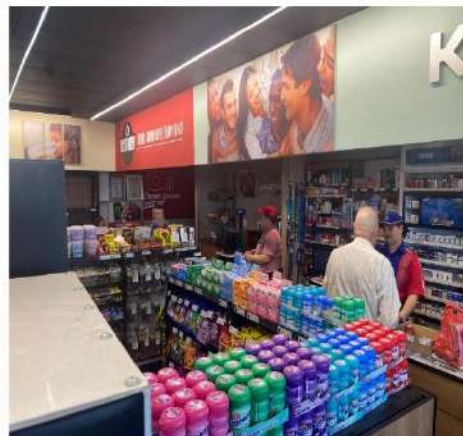
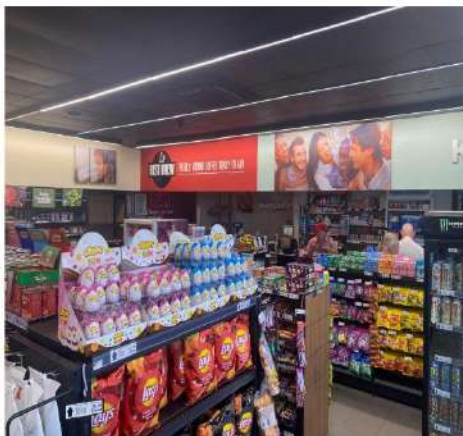
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OK Express



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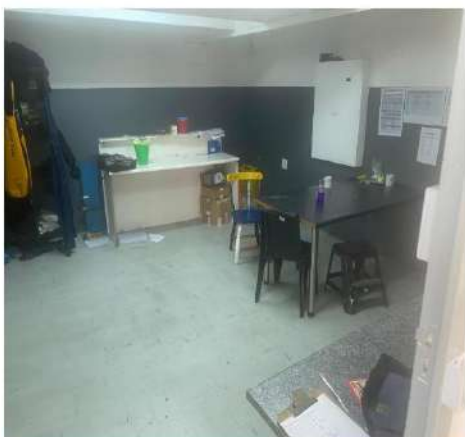
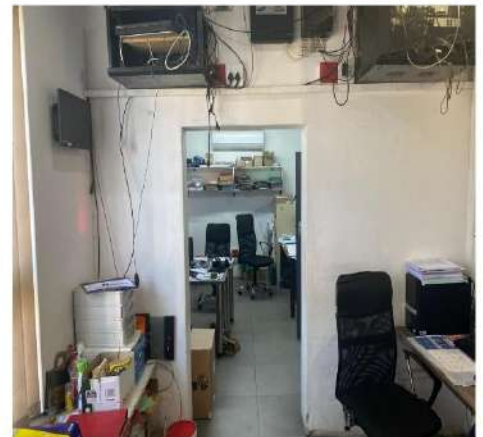
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Padstal, Restaurant, Offices & Retail



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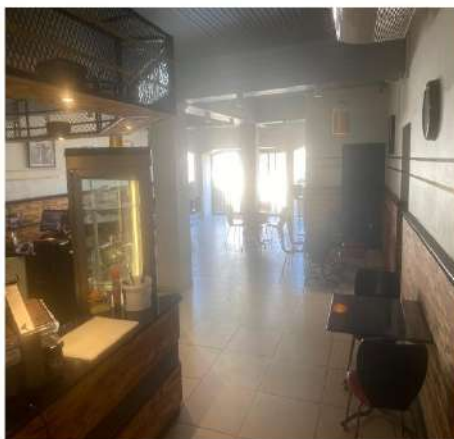
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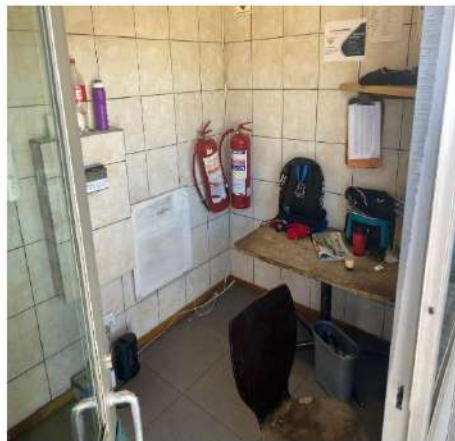
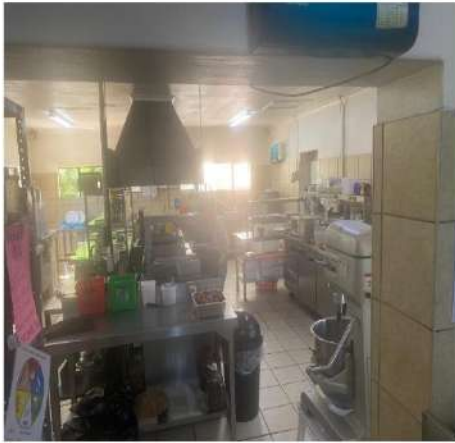
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Accommodation



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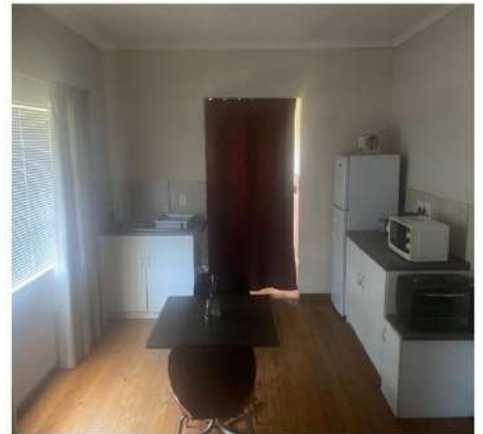
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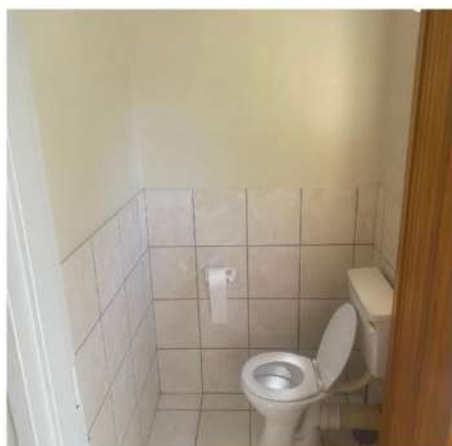
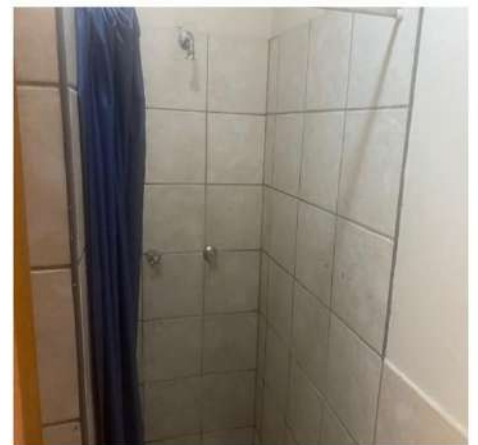
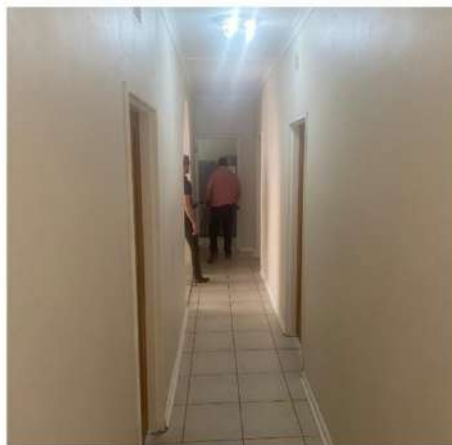
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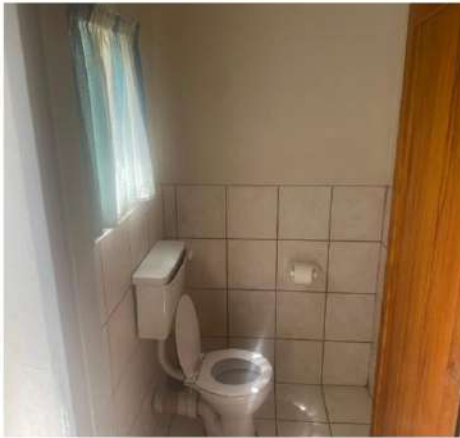
Directors: S. Winterstein, P. Narasamy, N. Hunsraj

578 16TH ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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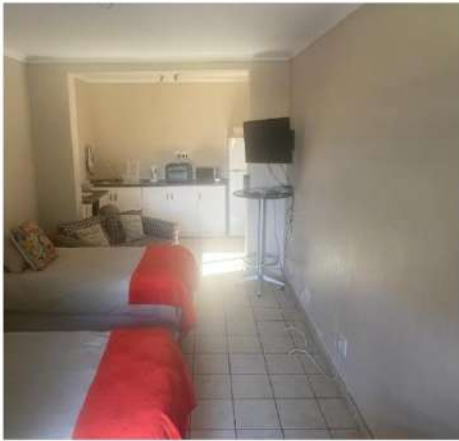
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9. LEASE AGREEMENT (full copy available upon request)

HUURKONTRAK (Ook Belastingfaktuur)

OOREENKOMS AANGEGAAN DEUR EN TUSSEN:

Die Trustees van Barendus Brönn Familietrust
No IT 1696/2010

(hierna genoem die Verhuurder)

met BTW no. 4170256087

VAN: P/a Pricewaterhousecoopers

Capital Park Blok G + H

Neutronlaan 15-21

Technopark

Stellenbosch

Telefaksnommer: [REDACTED]

E-posadres: [REDACTED]

Selfoonnommer: [REDACTED]

Posbus 1161

Strand

7139

EN

[REDACTED]
[REDACTED]

(hierna genoem die Huurder)

met BTW no. 4230185524

VAN: Komkyk Motors

N1 Hoofweg

Touwsrivier

6880

Telefaksnommer: 086 536 1234

E-posadres: [REDACTED]

Selfoonnommer: 082 783 2001

Posbus 555

Worcester

6849

Die Verhuurder verhuur aan die Huurder wie in huur aanneem die volgende drie eiendomme tesame met die verbeterings daarop:

- (a) Erf 1336 Touwsrivier in die Munisipaliteit Breede Vallei, Afdeling Worcester

Groot ongeveer 5,2544 (vyf komma twee vyf vier vier) hektaar

Gehou kragtens Transportakte nr. T2879/2011

- (b) Restant Erf 714 Touwsrivier in die Munisipaliteit Breede Vallei, Afdeling Worcester

Groot ongeveer 13,1597 (dertien komma een vyf nege sewe) hektaar

Gehou kragtens Transportakte nr. T2879/2011

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Directors: S. Winterstein, P. Narasamy, N. Hunsraj

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- (c) Restant Erf 232 Touwsrivier in die Munisipaliteit Breede Vallei, Afdeling Worcester

Groot ongeveer 7,2820 (sewe komma twee ag twee nul) hektaar

Gehou kragtens Transportakte nr. T2879/2011

Al drie voormelde eiendomme is geleë te N1 Hoofweg Touwsrivier en bekend as Komkyk Motors

(na al drie voormelde eiendomme word hierna gesamentlik verwys as "die eiendom")

en wil op die volgende voorwaardes:

1. HUURTERMYN:

- 1.1 Die eiendom word deur die Huurder van die Verhuurder gehuur vir 'n tydperk van 10 (tien) jaar vanaf die tydstop wat die volle of 'n gedeelte van die ledebelaag in voormelde Huurder BK deur die registrateur van Beslote Korporasies (CIPC) oorgedra en geregistreer is in naam van Ibene Christoffel du Preez met Identiteitsnommer 540226 5011 063.
- 1.2 Indien voormelde 10 (tien) jaar huurtydperk gedurende 'n maand eindig, sal dit ge-ag word om op die einde van daardie betrokke kalendermaand te verstrik.
- 1.3 Die Huurder sal geregtig wees om hierdie ooreenkoms vir 'n verdere tydperk van 10 (tien) jaar, addisioneel tot die tydperk van 10 (tien) jaar soos hierbo vermeld, te verleng op dieselfde terme en voorwaardes en teen dieselfde huur eskalasie koers as soos vervat in hierdie ooreenkoms.
- 1.4 Indien die Huurder die termyn van die huurooreenkoms wil verleng soos hierbo vermeld, dan moet die Huurder vir die Verhuurder diensooreenkomstig skriftelik in kennis stel ten minste 6 (ses) maande voor verstrikking van die aanvanklike huurtermyn soos hierbo vermeld. Indien die Huurder versuim om ten minste 6 (ses) maande voor verstrikking van die aanvanklike huurtermyn kennis te gee van 'n verdere 10 (tien) jaar

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Handeldrywerd / Trading as



Reg. No.: 1944/00003/24
NCRCP 1036

HOOFKANTOOR / HEAD OFFICE
Postbus / P.O. Box 27
HUMANSDORP 6300

31 Desember 2020

Die Trustees van Die Barendus Brönn Familietrust

Goeie dag Allewyn

**VERLENGING VAN HUURTERMYN: ERF 1338, RESTANT VAN ERF 714 EN RETSATNT VAN ERF 232,
TOUWSRIVIER**

Ek verwys na bogemelde aangeleentheid en die huurkontrak vir bogemelde eiendomme tussen uself en Die Humansdorpse Koöperasie.

Kennis word hiermee in terme van klousule 1.3 van bogemelde ooreenkoms, gegee dat die huurtermyn verleng word vir 'n verdere periode van 10 (tien) jaar.

Ons wil u ook vriendelik versoek dat u toestemming verskaf dat Die Humansdorpse Koöperasie die eiendom mag onderverhuur aan Friedshelf 1749 (Edms) Bpk ("Friedshelf"). Friedshelf is 'n filiaal van Die Koöperasie en besit Die Koöperasie, via 'n ander filiaal, Umtiza Farmers Corp Bpk, 'n 72% belang in dié maatskappy. Aangesien Friedshelf aan Swart Ekonomiese Bemagtigingsvereistes voldoen, sal daar deur gemelde maatskappy aansoek gedoen word vir 'n brandstof handelslisensie. Ten einde die brandstoflisensie af te handel, vereis die Departement van Energie dat bewys gelewer word dat Friedshelf vanaf die perseel brandstof verkoop. Gemelde onderverhuring sal geensins die verpligtinge van Die Koöperasie in terme van die huurkontrak beïnvloed nie.

Ek hoor graag van u in hierdie verband.

Die uwe

**FREEK MEYER
MAATSKAPPYSEKRETARIS**

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