

INFORMATION PACK

FOR

TAB BETTING & TAVERN

VENUE

WITH LICENSES

STAND 6588, KWAGGAFONTEIN-A



ON SITE AUCTION – Wednesday, 26 August 2026 @ 11h00
Pieter 082 5757 302 | pbeukes@bideasy.co.za

Property Information

Title Deed Information –

**PORTION 0 OF ERF 6588 (PREVIOUSLY KNOWN AS ERF 1546), KWAGGAFONTEIN-A
EXT 3, MPUMALANGA – JR**

Known As:	STAND 6588, KWAGGAFONTEIN-A
Title Deed:	T6312/2025
Extent:	3407m²
Local Authority:	THEMBISILE LOCAL MUNICIPALITY
Registration Division:	JR
Province:	MPUMALANGA
VAT Status:	The seller is NOT registered for VAT
Zoning:	MIXED LAND USE

Property Information

This property is situated in the well-established suburb of Kwaggafontein-A (Ekukhanyeni-A), **positioned along a busy road with high traffic volumes**. With Mixed Land Use zoning, the property presents an excellent opportunity for investors and business owners looking to **capitalize on its strategic location and future growth potential**.

The property offers established entertainment and hospitality opportunities, with **existing Liquor and TAB (Totalisator Agency) licenses** in place, subject to the relevant regulatory approvals and transfer requirements.

The premises is well-suited to continued operations such as a **sports bar, tavern, betting outlet, entertainment lounge, or similar hospitality ventures**. The generous size of the erf further allows for **future expansion and additional improvements**, subject to the necessary approvals.

The improvements comprise 15 rooms, including bathroom facilities, providing flexibility for commercial, administrative, entertainment, or support functions. A service counter enclosed with security bars provides a practical area for customer interaction or administrative use, while the property's overall security measures are well suited to this type of business.

In addition to its current entertainment and betting-related potential, the property could also accommodate a range of alternative uses, including a community facility, place of worship, training centre, offices, educational facility, or other commercial and hospitality ventures, subject to the applicable zoning rights, licensing requirements, and municipal approvals.

Ample on-site parking is available, further enhancing the convenience and accessibility of the property for customers, staff, and visitors.

Rates & Taxes: ± R1,475.29 p/m

Liquor License Certificate



**MPUMALANGA
ECONOMIC REGULATOR**
An Entity of the Department of Economic
Development and Tourism

LIQUOR LICENCE CERTIFICATE

ISSUED IN TERMS OF SECTION 37 OF THE MPUMALANGA LIQUOR LICENCING ACT, 2006

HLEKWA PAULUS MAHLANGU

is hereby certified as a licensed person to conduct a liquor business, as follows:

Trading Name: USA Bar Lounge
Licence Number: 9-2-1-04894
Licence Category: The Retail Sale of Liquor for Consumption On the Premises where Liquor is Sold
Licensed Premises: . . . Stand 1546, Section A, Kwaggafontein
Place: Nkangala, Thembisile Hani, Kwaggafontein

REQUIREMENTS, TERMS AND CONDITIONS UPON WHICH THIS LICENCE IS GRANTED:

1. This licence is valid from date of issue to the Annual Expiry Date, subject to submission of documents and information that the Mpumalanga Economic Regulator (MER) may require for purposes of renewal of the licence and payment of the prescribed fees, as specified below;
2. The premises as per the sketch plan submitted with the application may only be altered through submission of relevant approvals, certificates and licences issued by the relevant Municipalities, to the MER. GPS Coordinates for each point of sale may be included in the description of the licenced premises and this may not be altered without prior approval by the MER;
3. The licence holder must have and maintain legal possession of the licensed premises;
4. Only the person under whose name the licence has been issued shall have the right of trade with the licence concerned;
5. The licence holder must ensure that measures are in place to prevent persons under the age of 18 years from buying and/or consuming liquor on the licensed premises; and
6. The sale, consumption and/or supply of liquor shall only take place between the following Business Hours:

Monday:	From : 10:00 to 24:00
Tuesday:	From : 10:00 to 24:00
Wednesday:	From : 10:00 to 24:00
Thursday:	From : 10:00 to 24:00
Friday:	From : 10:00 to 24:00
Saturday:	From : 10:00 to 24:00
Sunday:	From : 10:00 to 24:00
Public Holidays:	From : 10:00 to 24:00



Scan to Verify

Signature and designation of authorised person: This certificate was electronically issued without a signature on behalf of the Chief Executive Officer of the Mpumalanga Economic Regulator, as per the validation code below.

Date of issue: 2025-10-15 **Annual Expiry Date:** 30 Sep

Validation Code: 4906507203

To verify this licence certificate, SMS "Verify 4906507203" to 30503 (this service is **free** of charge)
For more information contact the MER on (013) 750-8000

TAB (Totalisator Agency License)



MPUMALANGA
ECONOMIC REGULATOR

TOTALISATOR AGENCY LICENCE

Issued in terms of section 32A of the Mpumalanga Gambling Act, 1995

USA Bar (Pty) Ltd
(Registration Number 2022/759974/07)

is hereby licensed to conduct the business of a Totalisator Agency as follows:

Trading Name: USA Bar Kwaggafontein Tab Agency
Licence Number: 9-2-1-09738
Totalisator Operator: 4 Racing (Pty) Ltd-Licence Number 9-2-1-09583
Licensed Premises: Stand 1546, Kwaggafontein A
Kwaggafontein, Thembisile Hani, Nkangala

CONDITIONS UPON WHICH THIS LICENCE IS GRANTED:

1. This licence is valid from date of issue to 30 September annually, subject to payment of the prescribed fees and the submission of the following information or copies of documents annually, six (6) months prior to renewal of this licence:
 - 1.1) Financial Statements (if applicable) or copies of Income Tax Returns;
 - 1.2) A valid Tax Clearance Certificate in respect of Value Added Tax (VAT), Pay As You Earn (PAYE) and Income Tax;
 - 1.3) A valid Business Licence and/or valid Liquor Licence;
 - 1.4) Any other information which the Mpumalanga Economic Regulator may deem fit and appropriate.
- 2) The licence holder shall have and maintain legal possession of the licensed premises, as defined in section 1 of the Mpumalanga Gambling Act, 1995 (Act No. 5 of 1995), as amended.
- 3) No minors under the age of eighteen (18) years shall have access to the area on the licensed premises where betting takes place or participate in betting activities"

Signature and designation of authorised person: This certificate was electronically issued without a signature on behalf of the Chief Executive Officer of the Mpumalanga Economic Regulator.

Date of Issue: 2025-10-01 **Prescribed Fees:** R 2500

Annual Renewal Date: 30 Sep with an application for renewal to be submitted on or before: 30 Jun.

Validation Code: 9750507612

The validity of this licence certificate can be confirmed with the offices of the Mpumalanga Economic Regulator at telephone numbers (013) 750-8000 or 30503 (this service is free of charge).
For more information contact the MER on (013) 750-8000.

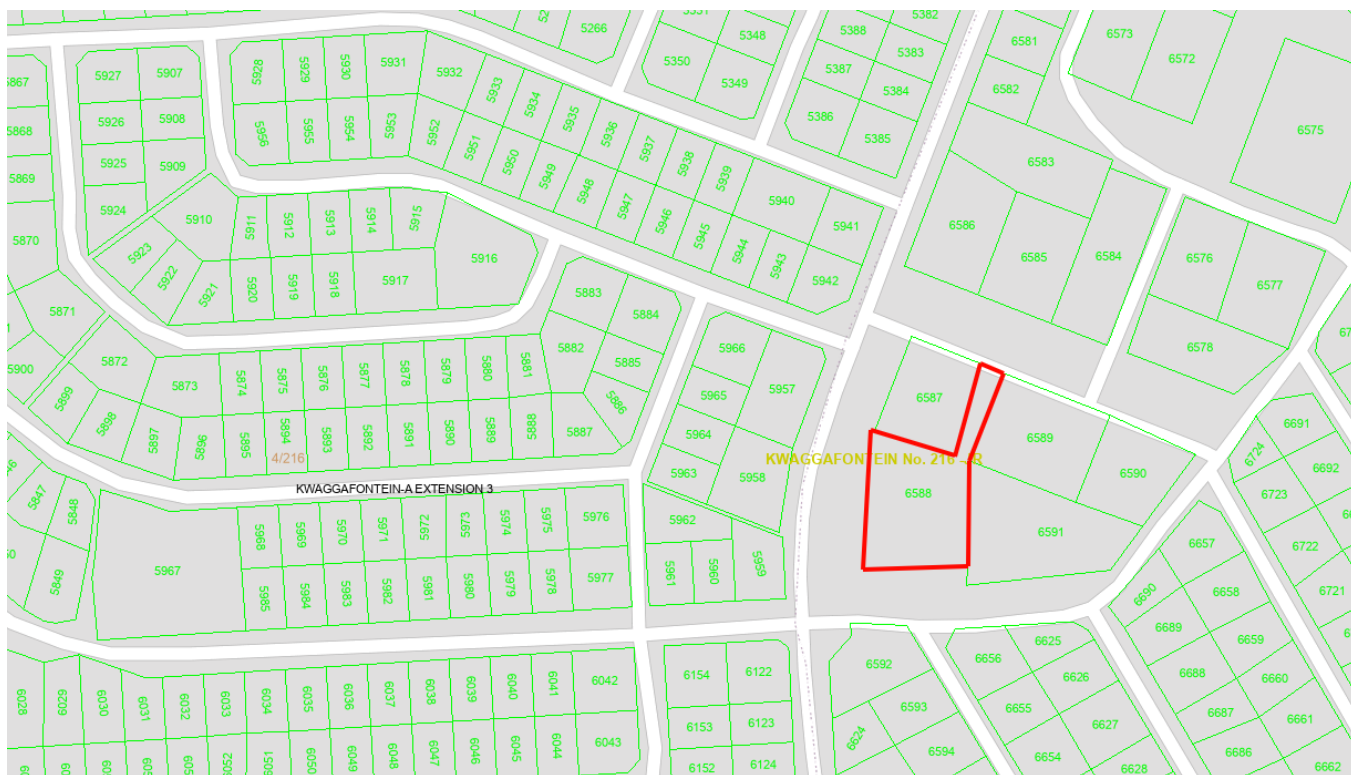
Photos



Aerial Photos



CSG



Zoning Certificate



LAND USE RIGHTS CERTIFICATE IN TERMS OF THE THEMBISILE HANI LAND USE SCHEME, 2010

PROPERTY: Erf 6588 Kwaggafontein-A

AREA: 3442 SQM

LAND USE RIGHTS					
Zoning	Density	FAR	Coverage (%)	Height	Parking & Loading requirements
Mixed land use	As approved by the Municipality	0.8	50%	2 storey	As approved by the Municipality

BUILDING LINES (IN METERS)			
Street front	Rear boundary	Side boundary	Other
5m	2m	2m	Deviations as approved

CONDITIONS RELATING TO SITE DEVELOPMENT: Any site development plan concerning this sites must be submitted to the building inspectors.

CONDITIONS RELATING TO LANDSCAPING: N/A

CONDITIONS RELATING TO URBAN DESIGN: N/A

OTHER CONDITIONS: N/A

ATTACHMENTS TO THE CERTIFICATE: Land use matrix

This Land Use Rights Certificate is a true and correct reflection of the rights on the within-mentioned property as contained in the Register of Land Use Rights established and maintained by the Municipality in terms of the Thembisile Hani Land Use Scheme, 2010.

Certified:

 1efo

Date:

2019 -03- 28

TEL: 013 986 9100
PRIVATE BAG X4041
EMPUMALANGA, 0458

(ALL LAND USE RIGHTS SUBJECT TO CONCENT FROM THE LEGAL OWNER OF THE LAND)

The Municipality hereby establishes the general compatibility of land uses within the land use zones as contained in the Land Use/Zone Matrix hereunder.

LAND USES		Agriculture (A)	Municipal Commencement (MC)	Environmental Conservation (EC)	Open Space (OS)	Tourism & Accommodation (RR)	Residential Low (LR)	Residential High (HR)	Institutional (IST)	Mixed Use (MU)	Industrial (I)	Quarrying and Mining (QM)	Transportation Service (TS)	Future Roads and Railways (RA)	Utilities (U)
	F = Free Use P = Permitted Use D = Discretionary Use X = Prohibited Use - = Not Applicable														
1	Adult Entertainment Business	X	X	X	X	X	X	X	X	P	D	X	X	X	X
2	Agriculture	F	F	X	X	X	X	X	X	X	X	X	X	X	X
3	Airport	X	X	X	X	X	X	X	X	X	X	X	P	X	X
4	Boarding house	X	X	X	X	X	D	X	X	P	X	X	X	X	X
5	Canteen	D	X	X	X	D	X	X	X	P	D	D	X	X	X
6	Cemetery	X	X	X	X	X	X	X	D	X	X	X	X	X	X
7	Child day-care center	D	D	X	X	D	D	D	P	P	X	X	X	X	X
8	Farm stall	D	D	X	X	X	X	X	X	X	X	X	X	X	X
9	Fuelling facility	D	X	X	X	X	X	X	X	D	D	D	P	X	X
10	Government use	X	X	X	X	X	X	X	P	P	P	X	X	X	X
11	Home occupation	D	X	X	X	D	D	D	X	P	X	X	X	X	X
12	Industry	X	X	X	X	X	X	X	X	X	P	X	X	X	X
13	Informal Trade	X	D	X	X	X	X	X	X	D	D	X	D	X	X
14	Institution	X	X	X	X	X	X	X	P	P	X	X	X	X	X
15	Mining	X	X	X	X	X	X	X	X	X	X	P	X	X	X
16	Municipal purposes	X	X	X	X	X	X	X	X	X	X	X	X	X	P
17	Noxious industry	X	X	X	X	X	X	X	X	X	X	X	X	X	X
18	Office	X	X	X	X	D	D	D	D	P	P	D	X	X	X
19	Parking	F	F	X	X	F	F	F	F	F	F	F	F	X	F
20	Parks	D	X	X	X	P	D	X	D	D	X	X	X	X	X
21	Railway	X	X	X	X	X	X	X	X	X	X	X	X	P	X
22	Recreation	X	X	X	X	D	D	D	X	P	D	X	X	X	X
23	Residential	F	X	X	X	D	F	F	D	F	X	X	X	X	X
24	Retail services	X	X	X	X	X	X	X	X	P	X	X	X	X	X
25	Road	F	F	F	F	F	F	F	F	F	F	F	F	F	F
26	Service station	X	X	X	X	X	X	X	X	P	P	X	P	X	X
27	Shop	X	X	X	X	X	X	X	X	P	X	X	X	X	X
28	Tavern	X	X	X	X	D	D	X	X	D	D	X	X	X	X
29	Telephone kiosk	P	P	P	X	P	P	P	P	P	P	P	P	P	P
30	Tourist and Accommodation	D	X	X	D	X	X	X	X	P	X	X	X	X	X
31	Tuck shop	D	X	X	X	D	D	X	X	D	X	X	X	X	X
32	Utility	D	D	X	X	D	D	D	X	D	D	D	D	D	F
33	Waste disposal site	X	X	X	X	X	X	X	X	P	X	X	X	X	D
34	Wholesale trade & Storage	D	X	X	X	X	X	X	X	D	P	X	X	X	X

Map



GPS Co-Ordinates 25°17'58.4"S 28°56'11.7"E
-25.299547, 28.936588



Terms & Conditions

Registration (and viewing) opens one hour prior to the commencement of the Auction.

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission payable on the fall of the hammer.

45 Days for Guarantees.

7 Days Confirmation Period.

For more information or to pre-register for the auction, please contact:

Pieter Beukes

082 5757 302 | pbeukes@bideasy.co.za

Disclaimer

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