

Sold

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Auckland

CLYTH MACLEOD LTD

CAFE - TRADES 6 DAYS ONLY - THIS IS A GOODIE

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Tahoma;}{\f1\fnil\fcharset0 Arial;}}\viewkind4\uc1\pard\lang5129\f0\fs24 A superb franchise cafe owned by current owner for over 3 years and ready for a new owner to enjoy. This is a great opportunity. We do not have many days time cafes on the market with sales of this level and good financial reports available.

LOCATION: Located in a busy location with businesses and offices in close proximity at 391 Rosebank Road Avondale.
HOURS: Easy hours only trading 6.30a.m to 4 pm weekdays and on Saturday 7.30 a.m to 2 pm. Sunday a day of rest and relaxation.

OWNERS AND STAFF:

This business is currently run with a manager in place and one owner working part time in the business. There is the potential for an active working owner or couple to increase profitability or for the business to continue on a managed basis.

LEASE AND RENT: A very secure lease is in place and if all rights of renewal are exercised runs until 2026. Rent is \$3,952 plus GST per month and the premises are spacious with seating for 68 inside and 38 outside.

LEASED PLANT: No plant is leased there are 2 fridge's free of charge lease.

SALES AND PROFITS: Sales for year end 2013 are down due to major construction in the area. This is now completed and there are new tenancies awaiting leasing. It is expected sales will grow further when the new building is tenanted. Sales are still tracking well at around \$9,000 per week and the business enjoys a healthy Gross Profit of 70%

PRICE: \$255,000 plus stock \$5,000

On offer a great franchise days only cafe with excellent track record as a franchise business and excellent support and systems. The current owner is relocating out of Auckland hence the opportunity for a new owner. Don't delay

Price	SOLD
Property Type	Business
Property ID	6853

AGENT DETAILS

Glorianne Campbell - 0274 745 032

OFFICE DETAILS

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Clyth Macleod[®]
' WE SELL BUSINESSES '

we don't have too many businesses of this calibre on offer.\par \par \f1\fs18\par
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