

Sold

Auckland

Clyth  
Macleod

## LICENSED EPSOM CAFE - STRONG PROFITS & PRIVATE COURTYARD

Raven and Cook has been with its current owners for the last three years. They are looking to sell because they have other business interests outside of hospitality that they need to focus on. The cafe has a seated area in the front, a manageable kitchen and an underutilised but secluded courtyard.

The cafe has a trendy fit out with modern plant and equipment that the owner estimates has value of \$70,000. The cafe current has a liquor license with alcohol sales contributing only a small percentage of overall sales. This is an area that a new owner may look to develop in the future. The owner advises that he currently does 18kg of coffee sales per week.

ADDRESS: 565 Manukau Road, Epsom, Auckland 1023.

HOURS: The shop is open from 7am to 6pm Monday to Friday, 8am to 6pm on the weekends.

SALES: The owner advises that the weekly turnover averages at \$6,500 per week including GST. There is the potential for a new owner to increase sales as in the past under old owners sales have been as high as \$13,000 per week.

LICENSES: The cafe has a liquor license and an A Food Grade.

LEASE and RENT: The current lease expires in 2022. Rent is \$3,887.30 per month including GST.

Price	SOLD
Property Type	Business
Property ID	9564

### AGENT DETAILS

Jeremy Medlin - 02108852957

### OFFICE DETAILS

Clyth Macleod  
Level 2, 77 Grafton Road Grafton  
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' WE SELL BUSINESSES '

CURRENT OWNERS and STAFF: The current owner works part time in the business. The cafe currently has two other full time and two part time staff. The owner advises that the current wage bill is \$2,000 per week.

PRICE: The business is priced to sell at \$80,000 (approximately \$8,000)

Due to its location we expect this to be in strong demand. If you would like to arrange a viewing or discuss in more detail, then please contact Jeremy Medlin on 021 08852 957 or email [jeremy@clythbiz.co.nz](mailto:jeremy@clythbiz.co.nz)

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