



For Sale

Location: **Gold Coast**
Asking: **\$850,000 + SAV**
Type: **Hospitality-Cafes**

Two x established Independent Cafes with Recognised Branding

Here is an opportunity to Acquire Two established Cafes on the Gold Coast with branding that would be well suited to a roll out across additional sites to create a strongly branded hospitality chain.

Site 1 is a standalone cafe located in a boutique shopping precinct facing a large intersection. Visibility of the cafe and its signage makes it recognised locally and by the has high number of passing vehicles daily. Access is easy with both allocated, and shared, parking on site.

Site 2 is located in a sought-after suburb for Hospitality owners with a wealthy demographic and vibrant cafe culture. It has an established clientele and good trading figures supported by a good location and visible shopfront, outside dining Options and quality Fitout.

Solid leases are in place for both premises and the sale include all Plant, equipment, furniture, and fittings. There is a manger in place in both cafes who runs the businesses on a day-to-day basis with staff that are well trained and can be deployed across both sites on an as needed basis.

These cafes are currently owned by an investment group who are divesting their interest to focus on their core business which is in an unrelated industry. An opportunity exists for an incoming owner with hospitality experience to make immediate improvements to the bottom line by working in the business and addressing cost inefficiencies that are easily identified in the financial reporting.

Vendor will consider selling separately.

Asking Price for Both Cafe's \$850K + Sav

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