

# Bakery Business for Sale Cleveland QLD



## For Sale

Location: **QLD**  
Asking: **\$399,000 + SAV**  
Type: **Retail-Food Other / Retail-Food Takeaways**

### Bakery, Cleveland Location, \$18,000 Pw Recent Sales! Immediate Opportunities To Grow Business!

This Bakery is one of the Cleveland areas iconic landmarks, with a huge neighboring workforce.

Features of the business include:

This is not a franchise bakery - NO franchise and advertising fees to pay, sometimes amounting to around 12% of turnover!

Approx 160m2 with all weather, undercover seating for 52 people

Currently no 3rd party deliveries. Potential to introduce!

Limited trading hours. Currently

Mon - Fri 6.00am - 4.00pm

Saturday 6.00am - 1.00pm

Sunday Closed

Closed all public holidays and 2 weeks over Christmas

(Potential to increase trading hours with a considerable immediate uplift to sales)

Lease until January 2026 + 3 year option

Rent excluding G.S.T. is \$5,000 per month including outgoings

The fit-out is a full bakery, and has been set up by passionate owners. Equipment has been professionally assessed to be worth \$180,000.

Turnover is FY2023 is expected to be \$900,000 (only 2% is wholesale. Possible to increase easily)

Potential includes:

Open Sundays

Increase prices

3rd Part Deliveries (e.g. Uber Eats)

Multistorey building about to be constructed near by

Catering

Product mix estimate

Pies 26%

### Contact:

Reg Butler  
0438 189 657

[aubizbuysell.com.au/119495](http://aubizbuysell.com.au/119495)

Business Brokers Network  
Australia  
Broker Ref: 20844



Cakes 16%  
Breads 16%  
Sandwiches 11%  
Coffee 21% (17kg per week)  
Cold Drinks 5%

Staffing is owners + 5 casuals (varies)

SAV is approximately \$7,000

Potential Return before the payment of any wages is approximately \$400,000 FY2023  
(it is anticipated that the new owner will understand their own needs)

This business is suitable for qualified baker/s who understand the industry and know what they are doing.

This will be an expectation by the landlord.

Motivated seller!

For more information, please contact

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