



## For Sale

Location: **Sydney**  
Asking: **\$149,000**  
Type: **Hospitality-Restaurants**

### Priced To Sell! - Modern Asian Kitchen Netting \$3000 P/week - Inner West Sydney

#### Business Overview

Located in the heart of the inner west of Sydney. One of the first stores to open in 1997 (26 years ago). This modern Asian Kitchen serves 8 types of Asian cuisines. Modern and traditional including Chinese, Thai, Malaysian, Singaporean. There is huge potential in promoting more dine experience with liquor licence available on premises.

DINE IN 15%  
TAKEAWAY 25%  
DELIVERY. 10%  
UBEREATS & Door Dash 50%

The name and brand is not for sale as the company owns 10 other stores. 7 years lease remaining, low rent, great location currently turning over 15,800 per week. Suitable for a Chef or manager looking to start their own Asian restaurant or an existing Asian restaurant looking to expand.

#### Premises

100m2 with dine with 12 seats inside and 8 seats outside

#### Hours of Operation

Monday to Sunday 11.00am to 9.00pm

#### Potential

- \* More promotions on Facebook and social media
  - \* Potential for more in house dining to increase the average sale and maximise the liquor licence
- Employees

1 x full timers and 6 casual

#### Lease

10 years lease from December 2020, 7 years remaining, CPI increase per year, 3 months bond

#### Financials Summary Based on last 12 months Sales

Weekly Takings \$15,833  
Cost of Goods \$4733  
Gross Profit \$11,100  
Rent \$672 (Ex GST, includes outgoings)  
Wages \$3689 (excludes the owners wages)  
Telephone \$20

### Contact:

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Business Brokers Network  
Australia  
Broker Ref: 21179



Insurance \$127  
Electricity \$168  
Misc 1 \$3387 (GST, bank fees, uber eats fees)  
Total Expense \$8063  
Net profit. \$3037 (profit for 1 working owner 40 hours p/w)  
Estimated Stock Value \$5,000  
Estimated Equipment Value \$100,000  
Asking Price: \$149,000 + Stock

Reason for sale  
The owner looking to retire

The Opportunity  
Full commercial kitchen with quality European appliances.  
Established since 1997 with no competition in the area. Net profit of \$3000 for an owner operator.  
Suitable for a Chef or a restaurant manager looking to start their own restaurant without all the set up cost. The right operator can increase sales to \$20,000 per week. All buyers are subject to landlord approval.