

# Modern Asian Cafe Restaurant for Sale Penrith NSW

## For Sale

Location: **NSW**  
Asking: **\$149,000**  
Type: **Hospitality-Cafes / Hospitality-Restaurants**

### Priced To Sell - Modern Asian Cafe Restaurant - Selling for less than fitout cost - Penrith Area

#### Business Overview

Located in the heart of Penrith commercial and entertainment precinct. Serves modern and traditional Vietnamese cuisines. There is huge potential in promoting more dine experience

The fit out cost \$500k to build, 8 years lease remaining, low rent, great location currently turning over 16k per week. Suitable for a Chef or manager looking to start their own Asian restaurant or an existing Asian restaurant looking to expand.

#### Premises

. 190m<sup>2</sup> with dine with 60 seats inside and 20 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

4 x full timers and 2 casual

#### Lease

10 years lease from November 2021, 8 year remaining, 3% increase per year, 3 months bond

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

Weekly Takings \$16,789

Cost of Goods \$5036

Gross Profit \$11,753

Rent \$1950 (Ex GST, includes outgoings)

Wages \$3330 (excludes the owners wages)

Telephone \$20

Water \$40

### Contact:

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[aubizbuysell.com.au/121781](http://aubizbuysell.com.au/121781)

Business Brokers Network  
Australia  
Broker Ref: 21814



Scan the QR code to view online

Insurance \$157

Electricity \$418

Misc 1 \$2836 (GST, bank fees, uber eats fees)

Total Expense \$9,236

Net profit. \$3017 (profit for 1 working owner 40 hours p/w)

Estimated Stock Value \$1,000

Estimated Equipment Value \$250,000

Asking Price: \$149,000 + Stock

