



For Sale

Location: **QLD**
Asking: **\$950,000 + SAV**
Type: **Retail-Food Takeaways**

Subway Franchise - Yeppoon! LOW Rent, LONG Lease, Remodelled! Lifestyle location!

Yeppoon is a rapidly growing coastal town in Central Queensland, situated 38 kilometres northeast of Rockhampton on the scenic Capricorn Coast.

Serving as the primary hub of the Livingstone Shire, the town seamlessly blends a relaxed beachside lifestyle with strong modern development.

The local statistical area population has reached approximately 23,104 residents. Driven by strong interstate migration and major residential housing developments, the broader Capricorn Coast population is officially projected to reach 63,000 people by the year 2046.

Alongside thriving local boutiques and natural tourist attractions, the town offers convenient urban amenities. This includes a centrally located Subway Franchise operating on Normanby Street near the beachfront foreshore, supporting the community's steady expansion.

Subway sandwich restaurant chain was founded in the USA, in 1965. The company has since grown into a multi-billion-dollar business, with approximately 38,000 outlets in 106 countries.

There are presently in excess of 1,300 restaurants in Australia.

Many franchises are sold to existing franchisees which is a positive indication of the success of the franchise model.

Subway Yeppoon features include:

Long Lease - Expires October 2029 + 2 x 5 year options (Until 2039 in total)

Contact:

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Business Brokers Network
Australia
Broker Ref: 26561



Low Rent excluding G.S.T. - \$3,380 per month

Outgoings excluding \$500 per month (approx)

Franchise term - new 20 year agreement

No prior experience is needed. Full training is provided by the franchisor prior to settlement

Remodel The restaurant has been very extensively remodeled during 2025.

Turnover (Approx.) \$1,265,000 (FY2026) and was closed for 3 weeks for remodel

15% 3rd party deliveries

Trading hours Daily 7.00am - 9.00pm.

Staffing PPT Manager + 20 casual Sandwich Artists (Varies)

Owner's hours - Nil

Reason for selling - Downsizing

Potential return to a full-time owner operator is in the vicinity of \$300,000 EBITDA (FY2026) (in line with typical benchmarks)

For more information, please contact:

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Detailed financials and trading history are available under a confidentiality agreement.