



For Sale

Location: **Sydney**
Asking: **\$180,000 + SAV**
Type: **Hospitality-Cafes**

Cafe - Takeaway - Franchise - URGENT SALE - WIWO

Business Reference Code : PB1536

Cafe Franchise for Sale Western Sydney University | Urgent Sale | 5-Day Operation

ASKING PRICE: \$180,000 WALK-IN, WALK-OUT

Prime University Campus Location | Low Rent | Seats 40 | Good Work-Life Balance

An excellent opportunity to acquire an established cafe franchise located within a busy Western Sydney university campus. Operating just five days a week, this business offers an attractive lifestyle opportunity for an owner operator seeking a well-established cafe with a recognised brand, an appealing menu and potential to grow sales.

Financial & Lease Details

- * Asking Price: \$180,000 Walk-in, walk-out
- * Annual Turnover : Approximately \$ 475,000
- * Annual Rent: \$32,920 + GST, including outgoings and electricity
- * Lease Expiry: January 2028, with a further 5 year option
- * Rent Increases: 3.5% annually
- * Rent Bond: Equivalent to 6 months rent
- * Seating Capacity: Approximately 40 customers
- * Coffee Sales: Approximately 20 kg per week

Business Overview

Contact:

Tina Sha
or [02 9064 2831](tel:0290642831)

aubizbuysell.com.au/135009

Business Brokers Network
Australia
Broker Ref: 26578



visitors.

The business offers a diverse menu catering to a range of tastes and occasions, including:

- * Quality coffee, breakfast and lunch
- * Burgers, wraps and sandwiches
- * Fresh salads and pasta
- * Milkshakes and smoothies
- * Soft drinks and other takeaway options

Trading Hours

Monday to Friday: 8:00 am 4:00 pm

Staffing

Currently operated by one owner with three casual employees.

Reason for Sale

The owner is relocating overseas, creating an opportunity for a new owner to take over this established cafe franchise.

Franchise Fees & Purchaser Costs

The following ongoing franchise fees apply:

- * Franchise fee: 7%
- * Marketing fee: 2%

Additional franchise acquisition costs payable by the purchaser, not included in the asking price, are:

- * Training fee: \$10,000 + GST
- * Legal fee: \$7,500 + GST
- * Administration fee: \$2,500 + GST

The purchaser should also allow for other applicable operating expenses and confirm all franchise transfer requirements with the franchisor.