



For Sale

Location: **Sydney**
Asking: **\$120,000 + SAV**
Type: **Franchise Resale / Hospitality-Cafes**

Cafe - Takeaway - Franchise - Walk In Walk Out

Business Reference Code : PB1537

Established Cafe Franchise for Sale North Parramatta

5-Day Operation | Low Rent | Excellent Lifestyle Opportunity

ASKING PRICE: \$120,000 WALK-IN, WALK-OUT

An excellent opportunity to acquire a well-presented cafe franchise in a leafy and peaceful part of Western Sydney. Strategically positioned and surrounded by businesses, offices and residential areas. Currently trading just five days a week, Monday to Friday, this business presents an attractive work-life balance for an owner-operator seeking an established franchise with a recognised brand, contemporary menu and potential to further develop sales and profitability. An actively involved owner-operator may also have the opportunity to improve profitability through hands-on management and more efficient staffing arrangements.

Financial & Lease Details

- * Asking Price: \$120,000 Walk-in, walk-out
- * Annual Turnover: Approximately \$200,000
- * Annual Rent: \$18,035 + GST, including outgoings and electricity
- * Current Lease Expiry: March 2031
- * Further Lease Option: Five years
- * Annual Rent Increases: 3%
- * Rent Bond: Equivalent to three months' rent
- * Seating Capacity: Approximately 50 customers

Contact:

Tina Sha
or **02 9064 2831**

aubizbuysell.com.au/135038

Business Brokers Network
Australia
Broker Ref: 26584



The cafe is part of an Australian-owned franchise network known for quality coffee, a contemporary menu and established brand marketing. Its menu caters to a broad customer base, offering a variety of popular food and beverage options, including:

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

Trading Hours

Monday to Friday: 7:00 am 3:00 pm

Staffing

1 full-time employee, 1 part-time employee & 4 casual employees

Franchise Fees & Purchaser Costs

The following ongoing franchise fees apply:

- * Franchise Royalty Fee: 7%
- * Marketing Fee: 2%

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

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

Reason for Sale

The vendor is selling due to other business interests.

An Opportunity Not to Miss

This is an appealing opportunity for an owner-operator, first-time cafe buyer or hospitality professional looking to acquire an established franchise in a convenient Western Sydney location. With a modern presentation, seating for approximately 50 customers, weekday trading hours, an attractive lease and exceptionally low annual rent, the business offers a platform for a new owner to build on its existing foundations and explore opportunities for further growth.