



For Sale

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

Cafe - Takeaway - Franchise - URGENT SALE - WIWO

Business Reference Code : PB1538

Industrial Cafe Franchise for Sale Seven Hills, Western Sydney

Urgent Sale | Established Franchise | 5-Day Operation | Growth Potential

ASKING PRICE: \$180,000 + Stock at Value WALK-IN, WALK-OUT

Business Overview

An excellent opportunity to acquire an established cafe franchise in a busy industrial precinct in Seven Hills, Western Sydney.

Operating Monday to Friday only, this business presents an attractive opportunity for an owner-operator seeking a well-established cafe with a recognised franchise brand, a diverse menu and a regular customer base.

The cafe caters to the local industrial workforce and surrounding businesses, serving quality coffee, breakfast and lunch favourites, including burgers, wraps, sandwiches, fresh salads, pasta, milkshakes and smoothies.

With weekday trading hours and the potential to introduce weekend operations, a new owner has the opportunity to build on the existing business and explore avenues for additional revenue.

Financial & Lease Details

Contact:

Tina Sha
or 02 9064 2831

aubizbuysell.com.au/135052

Business Brokers Network
Australia
Broker Ref: 26589



* Asking Price: \$180,000 + Stock at Value Walk-in, walk-out

* Annual Turnover: Approximately \$400,000



Enquire online at: aubizbuysell.com.au/135052

- * Annual Rent: \$73,116 + GST, including outgoings and electricity
- * Lease Expiry: December 2027
- * Further Lease Options: 5 + 5 years
- * Annual Rent Increases: 4%
- * Rental Bond: Equivalent to four months' rent
- * Additional Income: Mezzanine floor subleased for \$430 per week

Trading Hours

Monday to Friday: 6:00 am 3:00 pm

The current five-day trading schedule provides a structured weekday operation, with the potential to explore weekend trading.

Staffing

Currently operated by two owners, providing an opportunity for a hands-on purchaser to take over the day-to-day operations.

Reason for Sale

Other business interests.

Franchise Fees & Purchaser Costs

Ongoing franchise fees:

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

Additional franchise acquisition costs payable by the purchaser, in addition to the asking price:

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

An Opportunity Not to Be Missed

This is an appealing opportunity to acquire an established cafe franchise in a busy Seven Hills industrial location, with an established turnover, a diverse menu and the benefit of five-day weekday trading. This business is well worth considering for an owner-operator or hospitality buyer seeking an established cafe with opportunities to build on its existing foundations.