



For Sale

Location: **QLD**
Asking: **\$250,000**
Type: **Retail-Food Takeaways**

Subway - Brisbane Redland Bay! Price reduced! EXCELLENT LOW RENT!

Redland Bay is a township some 35 km south-east of Brisbane. In the 2011 census, Redland Bay recorded a population of 13,624 people.

Redland Bay has remained a farming and fishing-based area until the mid-20th century when some of the farms were subdivided and improved transport infrastructure made it possible for residents.

The township has long been the port for vessels plying the bay islands including, Russell Island, Macleay Island, Karragarra Island, Lamb Island and North Stradbroke Island, home to several thousand residents enjoying an idyllic, sub-tropical lifestyle.

The Franchise is situated on a small roadside shopping centre on Broadwater Terrace, with great roadside exposure.

The sandwich restaurant chain was founded in the USA, in 1965. The company has since grown into a multi-billion dollar business, with more than 36,000 outlets in 100 countries. Wherever the restaurants are located, the basic menu stays almost the same.

The first restaurant opened in Australia during 1988. Australia is the group's largest market outside North America, with more locations than any other chain.

There are presently in excess of 1200 restaurants in Australia. Many new franchises are sold to existing franchisees which is a positive indication of the success of the franchise model.

The Redland Bay outlet is a neat tidy sandwich franchise situated, in a fairly laid back relaxed location, not far from the water and island ferry terminals

KEY FEATURES:

Current Lease expires June 30, 2023

Size is 72m2 + alfresco dining

Rent excluding G.S.T. is \$2,650 per month including outgoings

No rental bond required

Established in 2011 by the current owner

Training 3 weeks in Brisbane

New 20 year Franchise agreement

Contact:

Reg Butler
0438 189 657

aubizbuysell.com.au/97021

Business Brokers Network
Australia
Broker Ref: 10101



Fit-out current until late 2020 and well maintained (Contribution towards remodel cost has been factored into the asking price)

New oven, air-conditioner and counter fridge. Cost approx. \$18k

Annual Turnover (Approx.)

FY 2020 \$494,000

FY 2019 \$461,000

Trading Hours

Mon - Tue 7.00am 8.00pm

Wed - Thur 7.00am - 8.30pm

Fri - Sat 8.00am - 9.00pm

Sunday 8.00am - 8.00pm

Staffing -1 full-time + 11 casuals (varies)

Owner downsizing / retirement

Approximate return to full time Owner / Operator is in the vicinity of \$100,000 (FY2020) EBITDA

For more information, please contact:

Reg Butler

0438 189 657