



AUK

## SUBURBAN CAFÉ - MOTIVATED OWNERS, QUICK SALE REQUIRED

The owners have given us strict instructions on this one. It needs to be sold ASAP.

The current owners have minimal involvement in the business and genuinely have other priorities. Because of this, wages are far too high and sales are not being maximised.

Despite this, the business has operated since 2015 and sales are consistently in the range of \$9,000 to \$10,000 per week including GST. Overnight, new owners can reduce the cost structure by working in the business and implementing basic steps to grow the sales.

Have you always dreamed of running your own business? Fantastic, cash is king here with the opportunity to step into a business that is going to give you sales and cash flow from day one.

Experienced operator looking to maximise potential? Great, this is a serious opportunity for a skillful fixer to come in and make the changes in search of capital gain.

Want out of the rat-race and a more relaxed lifestyle? Yes! Get the flexibility you have never had and get stuck into your own project.

The sales in the café have proven to be resilient during COVID and have bounced back after lifting of lock down restrictions. A new owner can maximise and pick up on the opportunities that the current owners are missing.

Included in the lease is 3 adjacent rooms that can be used to fuel further expansion. The café is well located, in an affluent and trendy area. Potential abounds.

Price	SOLD
Property Type	Business
Property ID	10272

### AGENT DETAILS

Jeremy Medlin - 02108852957

### OFFICE DETAILS

Clyth Macleod  
Level 2, 77 Grafton Road Grafton  
Auckland 1344 New Zealand  
+64 9 630 9491

**Clyth Macleod** <sup>®</sup>  
'WE SELL BUSINESSES'

The owners have listed at below market price to get a quick sale. Their loss can be your gain!

Contact Peter on 027 426 6166 or call Jeremy on 021 088 52957

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.