



Taranaki



LIFESTYLE SUPREME CAFÉ CLOSE TO THE SEA.

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\brdr\brdrs\brdrw10\brsp80 \qj\lang1033\fs24 Are you ready for a
lifestyle change?\par \par This is the ideal opportunity if you are. A 60 seater
licensed cafe is calling for a new owner. Successful and well regarded this is
really a beauty.\par \par \b LOCATION:\par \par \b0 Situated in the seaside
village of Urenui about 30 kms North of New Plymouth this business has 3
beach camps in close proximity which allows for population swelling in the
summer months. \par \par \b HOURS:\b0 \par \par Currently the business
trades 7 days a week and between 2-4 nights a week depending on the time of
year. Summer is definitely busier.\par \par \b OWNERS AND STAFF:\par \par
\b0 Kathy is the owner of this business and she now works limited hours within
the business and has a very good network of capable staff. Kathy built the
premises and started the caf'e9 with a devoted passion.\par \par \b LEASE
AND RENT:\par \par \b0 Kathy as landlord will negotiate with the new owner a
term of lease that is mutually agreeable and the rent will be set at \$52,000 plus
GST per annum There are other costs that will apply and they include rates,
insurance and some maintenance requirements. A full break down of these

Price	SOLD
Property Type	Business
Property ID	6551

AGENT DETAILS

Glorianne Campbell - 0274 745 032

OFFICE DETAILS

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costs will be provided.

The Landlord also requires that the tenant pays the following; Septic tank cleaning every 12-18 months \$540. Grease trap cleaning \$115 monthly. Air scrubber replacement every 3 months \$380. Vent and ducts cleaning every 6 months \$750.

LEASED PLANT: Eftpos machine and Touch screen.

SALES AND PROFITS: Sales for the year to 31/3/13 were \$613,173 GST exclusive. The business is generating a profit, this could be further enhanced by the efforts of a more hands on working owner/operator.

PRICE: \$180,000 plus stock

EXTRA COMMENTS: Licensed until 11 p.m. and with seating for 60 patrons but room to seat 80 this caf'e has the potential to increase sales further. Trading predominantly days, sales for daytime trade are around 80% of turnover. You may choose to focus this business as a daytime caf'e or retain it as is, with a few nights a week trading especially in the summer months. The choice is yours! Now is probably an ideal time to look at a lifestyle change especially with house prices soaring in the larger cities. Full financials are available on this business. Contact Bill or Glorianne now for an opportunity to view this business.

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