

Sold

Auckland

INDOOR/OUTDOOR 6 DAY CAFE - EASY TO RUN - IDEAL FOR COUPLE.

{\rtf1\ansi\ansicpg1252\deff0{\fonttbl{\f0\fnil\fcharset0 Tahoma;}}\viewkind4\uc1\pard\qj\lang5129\f0\fs24 Beautifully set up with quality chattels and a great functional kitchen area, Cenna Bay Cafe is easy to run. It has wonderful indoor/outdoor flow with 40 seats and 5 stools in the light and spacious indoor area and 30 seats outside on the sunny deck under Lavazza umbrellas.\par \par \b LOCATION:\par \par \b0 Cenna Bay Cafe enjoys an excellent location in the busy Rosedale/Albany commercial area at 331 Rosedale Road in the Rosedale Office Park.\par \par \b HOURS:\par \par \b0 The cafe opens Monday to Friday from 7am to 4pm and Saturdays 8.30am to 11am. These hours could be extended by a new owner if desired - the previous owner operated longer hours with a liquor licence!\par \par \b OWNERS AND STAFF:\par \par \b0 The owner wishes to take a break after around 5 years to address some of his health issues. He works full time in the business assisted by a full time helper and a couple of part time staff who work about 20 hours per week. The business would ideally suit a working couple with minor part time help.\par \par \b LEASE AND RENT:\par \par \b0 There is a 6 year lease in place from 1 February 2004 with 4 rights of renewal of 3 years each giving a final expiry of 31 January 2022. Rent is \$45,577 plus GST per annum. Operating expenses & management fees including rates, water rates, body corp fees and repairs and maintenance are \$751.77 plus GST per month.\par \par \b LEASE PLANT:\par \par \b0 The EFTPOS machine is leased. The Lavazza coffee machine, grinder and umbrellas are free of charge. The Coca Cola fridge and Juice fridge are free of charge. Artwork is for sale on behalf of th artist.\par \par \b SALES AND PROFITS:\par \par \b0 The vendor advises sales of around \$6,000 per week.\par \par \b PRICE:\par \par \b0 \$170,000 plus stock of

Price	SOLD
Property Type	Business
Property ID	6928

AGENT DETAILS

OFFICE DETAILS

Clyth Macleod
Level 2, 77 Grafton Road Grafton
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Clyth Macleod®
'WE SELL BUSINESSES'

approximately \$2,000.

EXTRA COMMENTS:

This has been a steady business for the current owner since mid 2009. It has a steady customer base and has been a joy for him and his staff to run! It does however have further potential and the implementation of a few new ideas could see it do even better.

Talk to Heather to discuss the further potential. This is an excellent business opportunity. Be quick to make your offer!!

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