



Taranaki

CLYTH MACLEOD LTD
BUSINESS SALES



SEASIDE CAFE LOCATED IN URENUI, NORTH TARANAKI

On offer for you is a wonderful cafe with seating for 60 patrons. Top presentation in a purpose built premise. If the time is right for a Lifestyle change you may also be interested in the purchase of a delightful home in close proximity to the business that the owner wishes to sell also.

Included in the expenses of this business are also costs that must be paid to the Landlord in order to achieve optimal maintenance of the grease trap and septic tank. The grease trap is cleaned monthly and is \$155 inclusive of GST. The granules for the septic tank system are done every 3 months by the Landlord and an invoice is issued for approx. \$800 per annum plus GST.

This is really a great business and would benefit further from active owner input and more so also if a couple were able to both be involved in the business thus reducing wages further.

The home is offering SUN, SPACE & EASY LIVING. Located at 2 Ngapapa Urenui, sited on 1402sqm. A quality 1950's 3 bedroom family home that has undergone subsequent up-grading and refurbishment, placing it in the category of 'trendy

Price	SOLD
Property Type	Business
Property ID	7428

AGENT DETAILS

Glorianne Campbell - 0274 745 032

OFFICE DETAILS

Clyth Macleod
Level 2, 77 Grafton Road Grafton
Auckland 1344 New Zealand
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Clyth Macleod
'WE SELL BUSINESSES'

upmarket'. North facing, with a mix of cottage style gardens, assorted fruit trees and mature plantings, this is 'mecca' to the serious green finger. To the rear, space and size is again paramount with a not to be missed 61sqm garage build...super high campervan access and boat storage plus. The property oozes solidness, quality, style and outdoor living...where location location says it all - close to beaches, cafes, walkways and it's right in the heart of that 'priceless' village lifestyle.

LOCATION:

Located in a delightful scenic seaside village Mud Bay Caf'e9 is at 18 Ngakoti Street Urenui in North Taranaki, this is only 30 km from New Plymouth and just off the main road.

HOURS:

The caf'e9 is open 7 days a week and hours are 8.30 a.m. to 4.00 p.m. in the summer and 9.00 a.m. to 3.00 p.m. in the winter. During the summer the business opens for 6 weeks 2 evenings a week and in the winter once a month there is a night for a Roast Meal which the locals love and the current owner also chooses to do the occasional special evening degustation menu and private functions. This side of the business is something a new owner can decide if they would like to retain or not.

OWNERS AND STAFF:

Claudia purchased the business in November 2013 and due to relocation of her husband for his work and also a new baby on the way there is a need to sell the business she is so very proud of. Claudia advises that she has excellent staff in place and they are willing to stay for a new owner and they capably run the business with her more in a management capacity.

LEASE AND RENT:

A new lease commenced November 2015 and is for 5 years and there are two rights of renewal of 5 years each also available.

Rent is currently \$46,000 per annum plus GST.

LEASED PLANT:

On lease is the EFTPOS Machine and Point of Sale Equipment. Claudia advises that a new owner does not need to take on this equipment and may source an alternative supplier at a rate that may be less than her contract.

SALES AND PROFITS:

The sales figures for 13 months 1st November 2013 to 30th November 2014 were \$735,896.63 plus GST. Gross profit for this business is very good indeed at 69%. Wages have shown to be high on the accounts as for this first year trading Claudia has had to learn how best to run the business and utilise staff wisely. The wages were running around 41% of sales and are more recently running at 30% of sales. Based on the first year trading even with the high wage percentage the business has shown earnings before interest, tax and depreciation for the 13 month period of \$70,873.18. Based on improved control now in place for staffing, and a more active input from one working owner and achieving a wage percentage of 30% it is envisaged the business should show a return to one working owner of around \$120,000 - \$140,000.

PRICE:

\$220,000 plus stock of \$8,000

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.