

Sold



Auckland



CLYTH MACLEOD

DEVONPORT CAFE: IS THIS THE REAL LIFE?

Asking Price: \$95,000 + stock (approx. \$4000)

THIS CAFÉ IS A BEAUTY!

It is easy to run and would be a fabulous first café for a couple, keen foodie, barista or chef. It would be a breeze for experienced operators.

LOCATION

This spacious deli/cafe is located in a busy main-street location at 16 Victoria Road in the lovely seaside village of Devonport, Auckland. With regular high pedestrian traffic this business is in a prime area frequented by a large number of tourists and local residents.

SALES

The owner advises that weekly sales average \$7000 trading days only. The owner advises that sales can be verified by the POS system. This can be made available to verified buyers.

There is huge potential to open evenings if desired and scope to grow for a passionate and experienced foodie who wants to work in the business and make a mark on the hospitality scene.

HOURS

Carram Deli / Café currently opens days only. It trades Mondays to Fridays from 7.30am to 4.30pm and weekends from 8.30am to 4.30pm. but the hours could well be extended to include evenings if so desired.

During the winter, hours are reduced to 6am to 3.30pm during the week.

LEASE AND RENT

There is a two year lease in place from 1 September 2007 with five rights of renewal of four years each giving a final expiry of 31 August 2029. The current rent for this is \$46,500 plus GST per annum. The owner advises that rates and OPEX are \$541 plus GST per month. In terms of other costs the owner advises

Price	SOLD
Property Type	Business
Property ID	9733

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 [®]
'WE SELL BUSINESSES'

that there are about \$1000 per month. This includes about \$150-170 per month for water, \$600 per month for power. Other small costs are rubbish, internet, security and newspaper subscriptions.

STAFFING:

The cafe is currently run by one full time working owner. He is a jack of all trades owner with his role varying between front of house and chef work. The business has one other full time staff member and one part time. The full time staff member is paid \$1057 per week and the part time is \$195.

SEATING:

The owner has advised that there are seats for 30 inside and 12 outside

CHATTELS & EQUIPMENT:

The coffee machine and drinks fridges are on loan from the respective companies. A full chattel list can be provided to verified buyers. The recipes are included in the sale of the business. A new owner can literally pick up and go.

REASON FOR SALE:

The owner has only recently (October 2018) purchased the cafe. He is selling because his wife has just had their first child (April 2019). The current owner will purchase a 5 day per week cafe to spend more time with his family.

This is a very confidential listing. Devonport has a great community spirit and if word gets out it travels fast. Please treat the fact that the café is on the market and all information with complete confidentiality.

Contact Jeremy Medlin on 02108852957 or jeremy@clythbiz.co.nz to arrange viewing. Dont delay! This could be the opportunity of a lifetime for keen foodies, baristas or chefs and for first time buyers comprehensive training is available.

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.