

Sold

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Auckland

CLYTH MACLEOD LTD
BUSINESS SALES

CAFE IN CENTRAL CBD BUSY LOCATION

Situated at 16 Wyndham Street Auckland CBD The Coffee Club is a well respected brand with a 26 year history. There are currently 56 Coffee Club's around the country and the brand has been established for 10 years in NZ and 26 years in Australia. The Franchise fees are 9% of sales and full training will be given by The Coffee Club. There are currently 6 staff members including 2 chefs, 2 front of house and 2 duty managers. The annual wage costs are \$120,625 which is 28% of annual sales. There is 1 working owner who is there most days to assist where needed. This business would be perfect for a working couple of perhaps extended family.

The cafe is very stylish and one a new concept with the fit out only 18 months young, everything is brand new! The location has the bonus of being on Wyndham Street but also have an entrance/exit on Durham Lane, so there are 2 streams of passing foot traffic. Close proximity to City Life Hotel and Ibis this is a favourite spot for breakfast and lunch. The liquor licence gives the added bonus of being a popular spot for an after work catch up. The liquor licence hours are 8am - 2am. Current hours are 7am - 6pm Monday - Friday; 7am - 6pm Saturday and 7am - 2pm Sunday.

Offering the Coffee Club menu, there is room to move with added specials on the menu and the board at the front of the cafe always has a 'special of the day' to entice passers by. There is plenty of room here with seating for 115 pax.

The annual sales for year ending 2015 were \$530,658 with a 66% GP. The lease is secure with 8 years remaining on the 10 year term. Rent is \$12,200 per month and includes rates and water. Vendor is motivated to sell.

Price	SOLD
Property Type	Business
Property ID	7961

AGENT DETAILS

OFFICE DETAILS

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Clyth Macleod
'WE SELL BUSINESSES'

A new franchises will be expected to do the full Coffee Club training which is 4 weeks prior and 2 weeks after possession total of 6 weeks. The fee for this is \$7,500

There is no initial franchise fee however there will be legal fees for the Franchise documents that need to be drawn up, suggested budget \$3,000-\$4,000

The Liquor Licence is not compulsory at Wyndham Street Coffee Club but I'm sure customers are used to the licence being there so probably a good idea to keep it.

Price \$140,000 plus approx \$5,000 stock

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