

Sold



Auckland



## MCHUGH'S OF CHELTENHAM. EXPRESSIONS OF INTEREST

The History

In 1913, the Council adapted and built a version of a previously submitted plan for a kiosk that included tearooms, bathing sheds and facilities. The site was officially opened on 13th August 1913 and run under management.

During the 1920's with the advent of many dance crazes the venue began to offer entertainment such as dancing and live jazz bands. This increased the popularity of the venue giving daytime enjoyment from the beach and tearooms and now evening events and social gatherings.

The business continued to do well over the following years with several changes of lease holders and good management in place to ensure this popular spot was successful and well maintained.

During the 1940's other people sought approval to establish tearooms and other facilities along the beach but were declined.

Major changes took place from 1958 onwards when the business moved from being tearooms to a reception room with the thought that the word 'Kiosk' was misleading and no longer appropriate for a reception lounge. In 1963 the name was changed to Cheltenham Receptions.

Further changes took place in the following years

Price	SOLD
Property Type	Business
Property ID	8054

### AGENT DETAILS

### OFFICE DETAILS

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and the rooms became used almost exclusively for weddings, balls and other functions. John McHugh took over the lease of the building in 1981 and renamed it McHugh's of Cheltenham. He refurbished the building and opened up the Southern corner of the building to give guests the most amazing view of the Southern end of Cheltenham beach and North Head. John continued to carry on the tradition of serving excellence in food and service in one of the North Shores most prestigious beach locations. After over 100 years servicing the North Shore and wider Auckland area, McHugh's is steeped in history and heritage and awaits its new owner to continue and build on years of success. <http://www.mchughs.co.nz>

The Business

These days McHugh's is a stand-alone wedding and function venue and also a licenced restaurant operating a 7-day lunch service and Sunday evening "roast" dinner service. The restaurant prepares an extensive buffet menu allowing diners to take their time and enjoy the scenery. McHugh's of Cheltenham is a landmark that captures and astounds every guest as they arrive either as a lunch or dinner guest or as part of a wedding or function. The business is currently run under management and offers the same high standard that it has always been renowned for. There are future bookings for weddings and functions stretching into January 2017 and of course every opportunity for a new owner to add to this. McHugh's operating under full restaurant licence and liquor licence with licensing hours from 12 midday to 1.00 am the following morning 7 days a week. A new owner could continue with the current buffet lunch and dinner menu or transform the setting into an incredible beach side dining experience. The options are unlimited.

Auckland Council is the landlord and the current term is for 9 years with final expiry on 11th July 2025, however with the original lease dated 12th July 1989 there is every expectation that a further lease term may be granted after the final expiry date. Current rent is \$97,736 ex GST per annum with rates at approx. \$11,794 per annum. Sales from the last financial year 2014 - 2015 were \$1,206,674 and showing a 64% Gross Profit.

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