



Auckland

CLYTH MACLEOD



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CAFE-BAKERY-LUNCHBAR - URGENT SALE, AN ABSOLUTE BARGAIN

Currently trading profitably as a Jesters Pie Franchise but suitable also for a change of use, this business is located in the rapidly growing Silverdale commercial and retail area. Comprising a modern and spacious cafe-style shop with seating for approximately 33, there is an extensive inventory of quality plant and equipment throughout which also includes a professionally fitted-out later model pie truck catering to external events and local businesses.

The business is easy to run, offers genuine growth opportunities and no experience is needed as comprehensive training can be provided.

LOCATION: An excellent location with a main road position in a rapidly growing area, the address is 2 Milner Ave, Silverdale

HOURS: Currently trading Mon to Fri 7:00am - 4:30pm, Sat and Sun 9:30am - 3:30pm.

SALES: Sales are currently averaging \$6,600 weekly and still growing. Good profits can be expected here for a working couple and financial accounts are available to qualified buyers.

Price	SOLD
Property Type	Business
Property ID	9675

AGENT DETAILS

CML Office - 09 630 9491

OFFICE DETAILS

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

LEASE and RENT: Comprising an initial term of 8 years with rights of renewal for 2 further terms of 8 years each, the lease runs through to August 2039. The rent is a very reasonable \$42,000 per annum plus GST, Opex/Body Corp including rates and insurance is approximately \$400 per month.

CURRENT OWNERS: Family commitments and no time left means someone is going to get a bargain here!

PRICE: This business is priced at \$79,000 plus stock (approx. \$5,000).

Viewing is by appointment only, please call Mike 022-0500-525 or Bill 0274-966-276

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