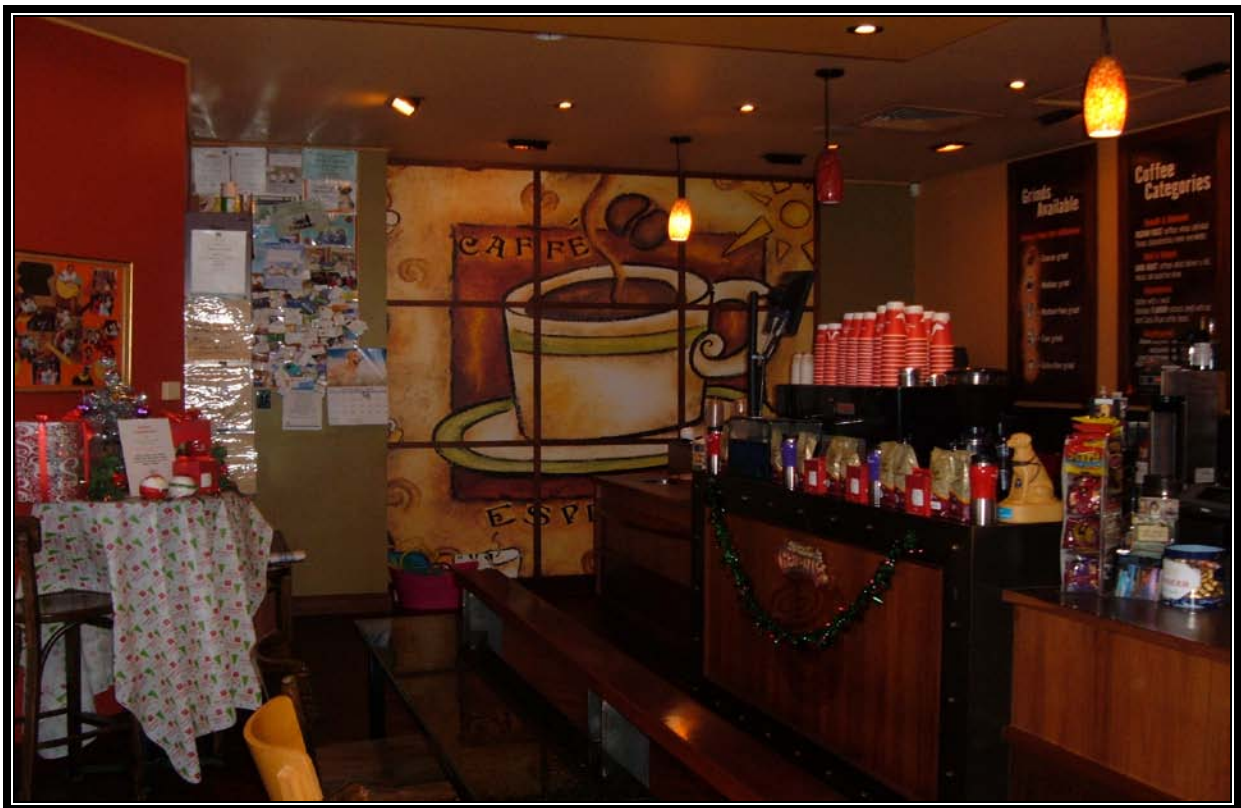


Gloria Jeans Café Franchise

Brisbane North.



FOR SALE \$ 500,000.00 WIWO

EXCLUSIVE AGENCY



QLD Chapter Member REIQ
REIQ Certified Professional
Business Broker

Real Estate Principal Lic No: 3110319
Property Developer Principal Lic No: 3110320
Commercial Agent Principal Lic No: 3110321
Corporation Lic No: 3133012

Building Business Partnerships

Basic Information:

1. Weekly Turn Over. - \$15,500.00 (Gross Sales)
2. 35 Kg Coffee Per Week.
3. Monthly Rent showing all outgoings and GST - \$4,141.70
4. Lease with options - 3 years remaining with 5 year option
5. Number of Staff - Approx 10 (all casual)
6. Seats inside – 22. Outside - 28
7. Number of year owned - 7 years
8. Trading Days - 7 days
9. Trading Time - 7.00 am - 5.30 pm
10. Previous years Net Profit - \$80,500
11. Reason for Sale – Health Forces Sale.

Agents Comments:

This icon of Brisbane's North has been trading for 7 years and is continually popular with locals and regulars. A rare opportunity to secure this store offered first time for Sale. The Gloria jean is a well branded Australian icon. This store is run partly under management with the owner working only 25hrs per week. Fully Trained and very Experienced staff in place. Can be run under management. Excellent Exclusive location with 300+ onsite free parking. Located next to Bunnings and part of 15 other Specialty Stores which makes up of this very busy Shopping center. Well established and regular clientele. Easy to run as No Cooking required, No Chef required. Very easy Basic Menu. Owner states current turnover of over \$15,500.00 per week. Full training provided by the Franchisor with continual support on hand. An Owner operator can easily save more by working full time. Nothing more to spend, just take over and start the \$\$\$ rolling in. This is truly a regrettable Sale.

Inspections are Strictly by appointment only.



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Other Anchor Stores in the Shopping Center:

- Bunnings
- Lounge Room Warehouse
- Carpet Choice
- Peppercorn House
- Good Guys
- Beacon Lighting
- Supercheap Auto
- Far Pavilions
- Chemist Warehouse
- Alfresco living
- Pet Barn
- Crazy Clarks
- Curtain Wonderland
- Samarang Furniture
- Aldi Super Store

For Further Info please call the EXCLUSIVE Agents:**Harry Nathaniel****Mob: 0414 764 007****E-mail: harry@auscominvest.com.au**

Disclaimer: The above information has been written, produced and provided by the vendor "as is" and is intended to provide general information only.

Australian Commercial investments Pty Ltd has not audited or verified the financials. We recommend that before acting on this information, you should conduct your own due diligence and consider the appropriateness of this information having regard to your personal objectives, financial situation or needs. We recommend that you obtain professional advice from a suitably qualified advisor before making any financial, taxation, investment, retirement or legal decisions.



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