

# FOR SALE

## The Cheesecake Shop Innaloo

383 Scarborough Beach Rd, Innaloo WA 6018



### Business Profile

#### Location

383 Scarborough Beach Rd  
Innaloo WA 6018

#### Contact

Gerard Anthony  
WA State Manager  
The Cheesecake Shop  
Ph: 08 9284 1011

#### Rental & Outgoings

\$5,472 PCM excl. GST

#### Size

Approximately 157 sqm

#### Reason for Selling

Franchising corporate site

#### Sale Price

\$175,000 + SAV  
Including Store Upgrade

### The Opportunity

If your sick of working for someone else and are looking for an established business with a great brand name at an affordable price, look no further. The Cheesecake Shop Innaloo ticks all of those boxes along with a great main road location. With the knowledge that you will be supported by a two time winner of the Australian Franchisor of the Year award, you can be sure this is the right franchise for you.

### The Location

Positioned on the main road to popular Scarborough Beach, the store benefits from high traffic numbers coming past it every day. Nestled amongst a number of food retailers such as Subway and Pizza Hut, the Cheesecake Shop Innaloo also enjoys ample parking around the store for added customer convenience.

### Store History

The Innaloo Cheesecake Shop is owned by the franchisor and operated under management. It is now considered ready for a franchisee to take its performance to the next step. The Cheesecake Shop has built an unbridled brand name across Australia with the commitment of its franchisees and the opportunity exists for a franchisee to continue that tradition here.

### Sales

The Innaloo Cheesecake Shop's sales are well established with annual gross sales approaching \$450,000. Financial statements are available once an application form and non-disclosure agreement have been completed..

### Store Upgrade

The Cheesecake Shop is bringing their classic brand into today's market through a new look brand, new look stores and new product innovation. This store has been upgraded by the franchisor with a brand new shop front fit-out, including all new refrigerated showcase units and other fittings ready for a new franchisee.

