

FOR SALE

The Cheesecake Shop Orange

303 Summer St, Orange NSW 2800

The Opportunity

Interested in a "Tree-Change?" If you have had enough of the stress and expense of living in a major capital city and prefer the mountains and the trees to the ocean, the Cheesecake Shop Orange is a great chance to make your tree-change dreams reality.

Orange is known as Australia's Colour City due to the fabulous colours of its local parks and landscape that change with the seasons. With its wineries and cultured restaurants combined with a thriving population approaching 40,000, Orange provides the facilities of a large regional centre with the relaxed lifestyle of the country.

The Location

The store is situated in the main street of Orange close to the CBD. There are a number of major retailers nearby and it benefits from excellent parking facilities with parking available both out the front of the store to the rear of the store.

Store History

The current franchisee, Anthony Johnson, has operated the store for over 4 years. Anthony's dedication to quality, reflected in the Cheesecake Shop Orange's scores in quality assurance audits conducted by the Franchisor, has ensured that the people of Orange keep coming back time after time for great cakes to enjoy in their celebrations.

With Anthony living in Bathurst and the store located in Orange, Anthony is seeking a new challenge closer to home creating an opportunity for an enterprising Orange based family.

Sales

Anthony's strong focus on ensuring the people of Orange enjoy only the very best quality cakes has ensured a steady stream of business. With a population base approaching 40,000 people, the opportunity for an energetic franchisee to increase sales further is enormous.

In the 2010 - 2011 financial year the store is enjoying strong growth levels with average weekly sales at \$6,133 excluding GST. Financial statements are available once an application form and non-disclosure agreement have been completed.

Franchise Agreement

The franchise agreement is for a period of 5 years.

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 will be 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. The estimated cost of the upgrade is included in the price quoted.

Further Information

Once the franchise application form and non-disclosure agreement has been received, the vendor will provide further information and the franchisor will issue an information kit and a draft disclosure document.

As a buyer, it is important that you undertake due diligence prior to the signing of a franchise agreement. The franchisor and outgoing franchisee will assist by providing relevant business information.

* Includes average cost of store upgrade to new standard, subject to final quote.



Business Profile



Location

303 Summer St
Orange
NSW 2800

Contact

Anthony Johnson
Ph 0409 541 735

Rental & Outgoings

\$2,374 PCM excl. GST

Size

Approximately 130 sqm

Franchise Agreement

5 Years

Reason for Selling

Owner location

Sale Price

\$135,000+SAV
Including Store Upgrade*

