

FOR SALE

The Cheesecake Shop Torrensville

164 Henley Beach Rd Torrensville SA 5031



The Opportunity

Located adjacent to our State headquarters this store is destined to become a flagship operation that showcases The Cheesecake Shop brand in South Australia. Already set up in alfresco style this store will have the advantage of a sit-down coffee and cake experience in addition to the standard Cheesecake Shop offer. To fully exploit this additional revenue and profit opportunity, we are seeking an outstanding franchisee candidate who can demonstrate the necessary skill and aptitude.

The Location

The Torrensville store is ideally located amongst complimentary alfresco eateries on a high profile corner location. Being close to the city and en route to popular Henley Beach maximises exposure to passing traffic. With ample parking close by this store is ideally positioned.

Store History

This store has most recently come under the control of the franchisor and is operated under management. 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 Torrensville Cheesecake Shop is currently going from strength to strength. Its 2009 – 2010 weekly sales are tracking at 7% higher than the previous year, a strong result compared to most retailers. Year to date gross weekly sales average is \$7,005 excluding GST per week (July 09 – May 10).

Lease and Franchise Agreement

The location for the Torrensville Cheesecake Shop is well secured with the current lease expiring in April 2015 with the potential to exercise an option to extend the term to April 2020. This provides an excellent controlled base for the prospective buyer to realize the full value of their investment.

The franchise agreement term mirrors the lease term.

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.

Business Profile

Location

4/164 Henley Beach Rd
Torrensville SA 5031

Contact

Giselle West
State Manager
The Cheesecake Shop
Ph: 08 8352 3377

Rental & Outgoings

Approx \$2,700 PCM includes
excl. GST

Reason for Selling

Franchising corporate site

Sale Price

Price on application

