

FOR SALE

The Cheesecake Shop Welland

Shop 8 Welland Plaza Shopping Centre 522 Port Rd Welland SA 5007

The Opportunity

This is a rare ground floor opportunity for an energetic franchisee to rebuild what was once a high turnover store back to its former profitability. Already set up with a sit down coffee and cake offering this well priced store won't last long.

The Location

Right at the entrance to Welland Plaza, opposite Baker's Delight and close to Coles and with parking right outside, this busy district shopping centre draws the crowds. The surrounding middle class residential area is an ideal demographic for The Cheesecake Shop.

Store History

The Welland Cheesecake Shop is now owned by the franchisor and 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 Welland Cheesecake Shop has a reasonable base of turnover for an enterprising franchisee to grow. With a weekly gross sales average of \$5,481 excluding GST per week (July 09 – May 10), the buyer has the benefit of a head start to develop sales to generate an ideal return. Financial statements are available once an application form and non-disclosure agreement have been completed.

Lease and Franchise Agreement

The store site is well controlled with the current lease expiring in June 2014. The franchisor has ensured the lease contains options to extend the lease a further 10 years to June 2024, a huge benefit for the potential buyer.

The franchise agreement is for an initial period to June 2014 with the option to renew for a further 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.



Business Profile



Location

Shop 8, Welland Plaza
Shopping Centre
522 Port Rd
Welland SA 5007

Contact

Giselle West
State Manager
The Cheesecake Shop
Ph: 0418 369659

Rental & Outgoings

\$3,330 PCM excl. GST

Reason for Selling

Franchising corporate site

Sale Price

\$99,000 + GST + SAV
Including Store Upgrade

