

FOR SALE

The Cheesecake Shop Melton

1/342 High Street Melton Victoria 3337

The Opportunity

Ideal opportunity for an astute buyer looking to continue this store's track record of quality and service. A total investment of approximately \$295,000* plus SAV will see you opening the doors fully trained to an upgraded 'new look' shop.

The Location

Melton is one of Victoria's fastest growing suburbs with affordable housing on Melbourne's rural fringe, it is popular with young families and a comfortable 30 kilometers west of the CBD. An ideal demographic for The Cheesecake Shop brand. The store is prominently located in the heart of Melton on busy High Street amongst a group of complimentary retailers and directly opposite the IGA supermarket, with ample free parking directly in front of the store.

Store History

The store opened and has traded continuously at this site since October 1997. The current franchisee Craig Todd purchased the store in December 2004 and over this period has built a reputation for quality and service with sales and profitability to match. This store has been well run and consistently scores above 95% on quality assurance audits conducted by the franchisor. Craig now wishes to retire.

Sales

The store has enjoyed excellent sales growth over the last few years and year to date gross sales average \$9,871 excluding GST per week (July 09 – May 10). Financial statements are available once an application form and non-disclosure agreement have been completed.

Lease and Franchise Agreement

The current lease and franchise agreement end in September 2012. There is a 5 year option on the lease and the Franchisor will offer a new 5 year franchise agreement plus a 5 year option (10 years in total) when the current agreement expires.

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

1/342 High Street
Melton Vic 3337

Contact

Premier Business Consultants
Ph: 03 95099888 or
0408 053040

Rental & Outgoings

\$2,655 PCM excl. GST
Increases to CPI

Size

130 sqm. including shop front
and back of store

Franchise Agreement

2 + 5 + 5 Years

Reason for Selling

Retirement

Sale Price

\$295,000
Including Store Upgrade

