



FRANCHISE OPPORTUNITY

Location

Rhodes Waterside, NSW



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Rhodes Waterside, NSW

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MISSION STATEMENT

Our passion is to create a franchise for the franchisees, where we all share the one name, but we all have a unique identity. Together we embark on a journey to deliver exceptional coffee, creative food and most importantly to capture and enhance consumer loyalty and satisfaction.



THE LOCATION



Rhodes Waterside is a premier, Mirvac-owned shopping and lifestyle hub located on the Parramatta River in Sydney's inner west.

Anchored by IKEA, Coles, ALDI, and Reading Cinemas, it offers over 110 specialty stores, diverse dining options, and an outdoor restaurant precinct. It serves as a modern, convenient, family-friendly destination for locals.



THE OPPORTUNITY



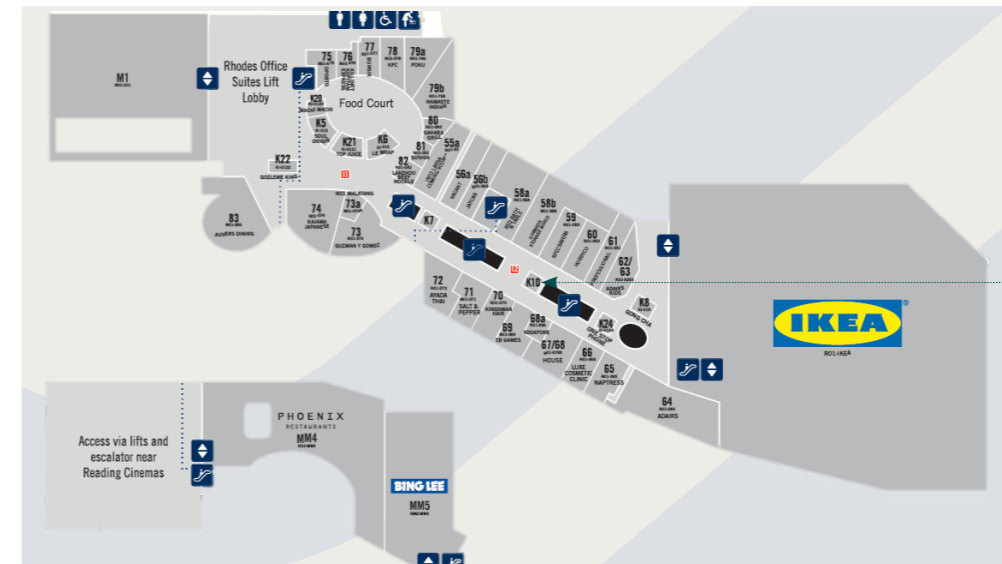
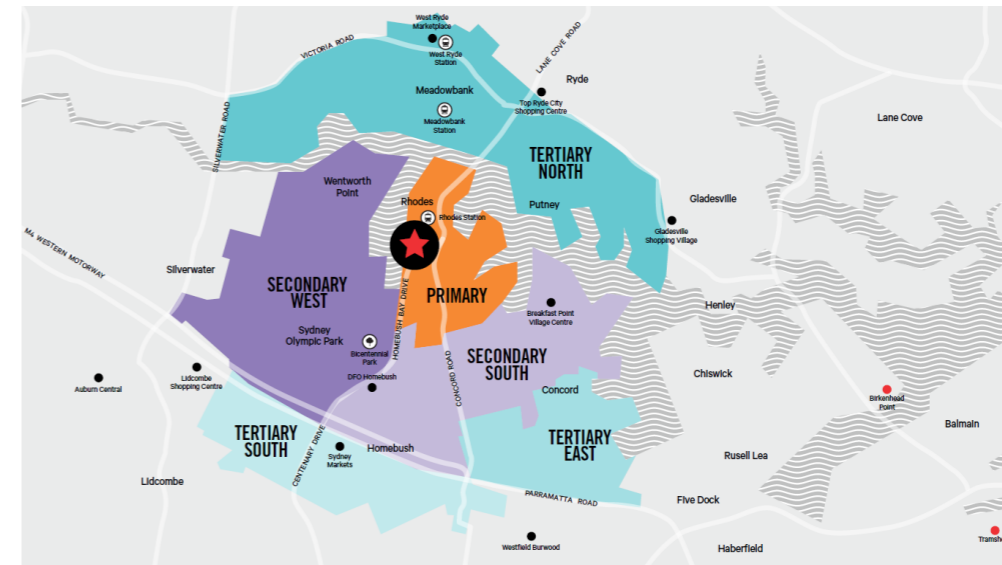
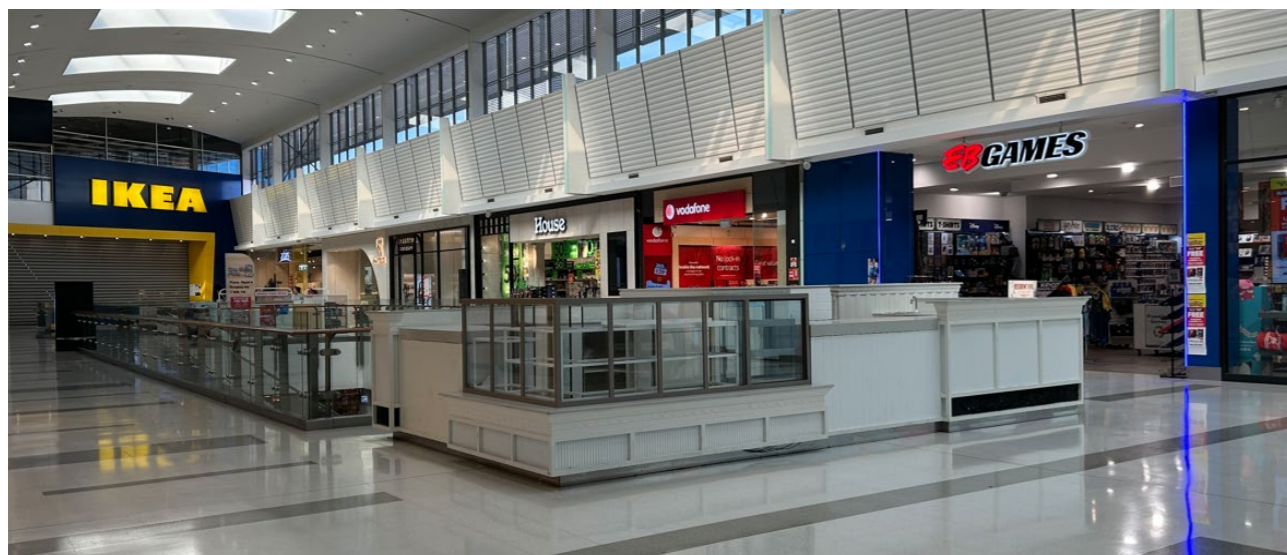
A wonderful franchise opportunity exists for a passionate coffee & food connoisseur at this vibrant location within Rhodes Waterside, NSW.

Features:

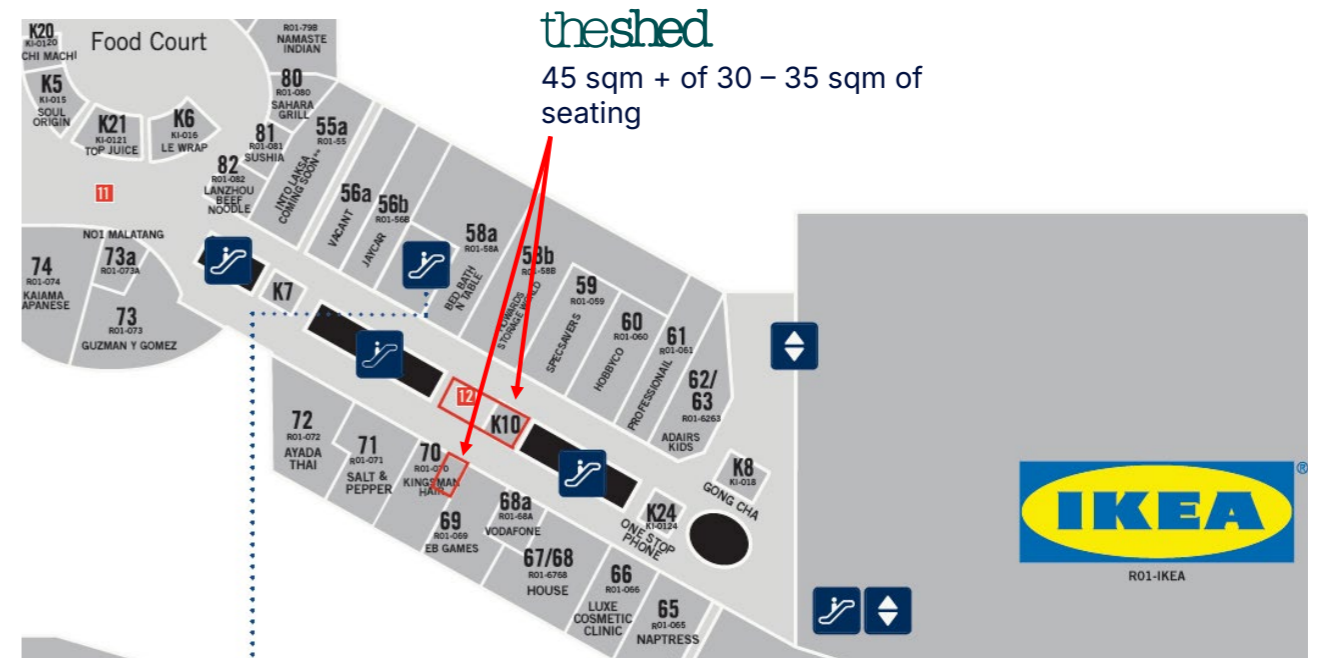
- High foot traffic position
- Offers great exposure to visitors



Shop	Kiosk K10
Area	Size estimate at 90sqm 25sqm (subject to survey) + In Line kitchen 25sqm (subject to survey)
Address	1 Rider Blvd, Rhodes NSW 2138



theshed.



THE COST & FEES

Sale Price	\$375,000 + gst
Franchise Fees / Week	\$650 + gst
Franchisor Legals	\$3,500 + gst



THE COMMERCIALS

Gross Rent	\$125,000 + gst
Bank Guarantee	Four (4) Months' gross rent + gst
Annual Rent Review	Fixed 5%
Commencement	TBC
Term	7 Year Lease



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