



FRANCHISE OPPORTUNITY

Location

Corrimal Village, NSW



TABLE OF CONTENTS

Corrimal Village, NSW

Mission Statement	5
The Location	6-7
The Opportunity	8-9
The Cost & Fees	11-12
The Commercials	13-14

A photograph of three coffee drinks on teal saucers. The top drink is a dark red or purple coffee with a white heart-shaped latte art. The bottom left and right drinks are light brown or tan coffee with white heart-shaped latte art and a dusting of brown powder. The background is a plain, light-colored surface.

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



Corrimal Village is located on an established strip retail precinct within the Wollongong suburb of Corrimal, 6kms north of the city's CBD.



Anchored by a Woolworths—the largest supermarket in the suburb's main trade area—the property's 9,759 sqm GLA accommodates a total of 42 tenancies, including Dan Murphy's, 36 specialties, three kiosks, two ATM's and one pad site.

Acquired by IP Generation in June 2021, the centre sits on a high exposure three-hectare site, with frontages to Princes Highway and two other thoroughfares, with at-grade and lower undercroft parking components, providing both excellent access and exposure to passing vehicular traffic.



THE OPPORTUNITY

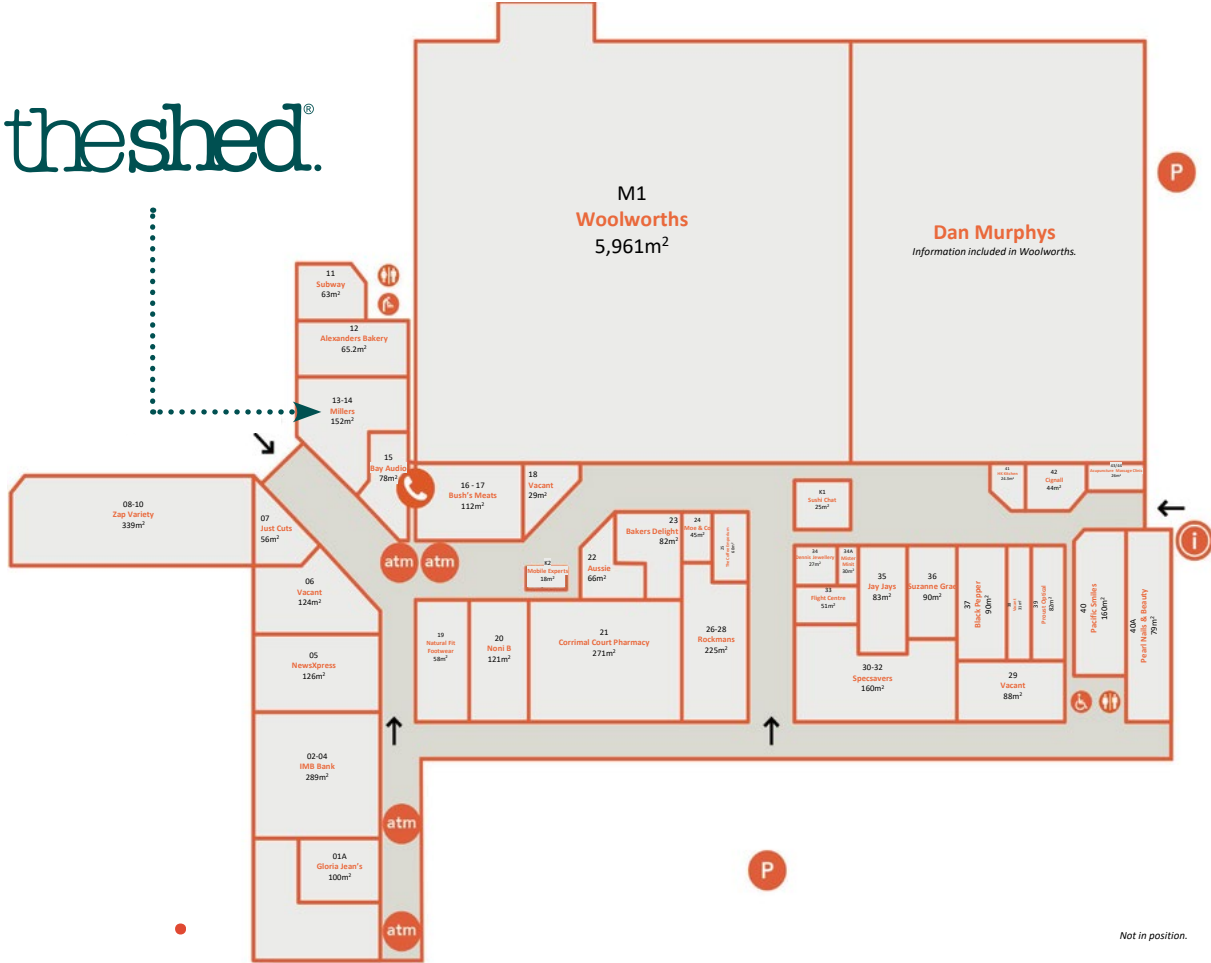


A wonderful franchise opportunity exists for a passionate coffee & food connoisseur at this vibrant location within Corrimal Village, NSW.

- Features:**
- High foot traffic position
 - Offers great exposure to visitors



Shop	Shop 13-14
Area	152sqm
Licensed Seating Area	27.7sqm
Address	Corrimal Village 270 Princes Hwy, Corrimal NSW 2518



THE COST & FEES

Sale Price	\$345,000 + gst
Franchise Fees / Week	\$650 + gst
Franchisor Legals	\$2,750 + gst



THE COMMERCIALS

Gross Rent	\$120,000 + gst
Rent in Advance (1 month)	\$10,000 + gst
Bank Guarantee	\$40,000 + gst
Commencement	Quarter 2, 2025
Term	7 Year Lease





@THESHEDCAFEAUSTRALIA #THESHEDCAFE
THESHEDCAFE.COM.AU

For business & franchising opportunities, please email:
peter@theshedcafe.com.au