



FRANCHISE OPPORTUNITY

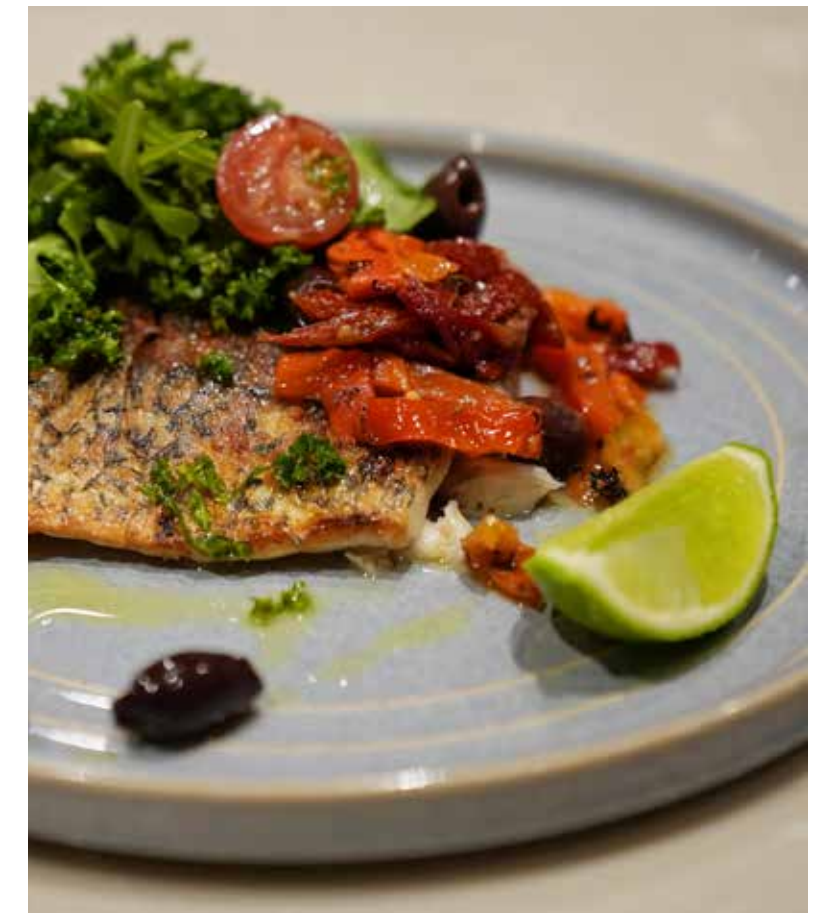
ROCKDALE PLAZA

1 Rockdale Plaza Dr, Rockdale NSW 2216

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MISSION STATEMENT

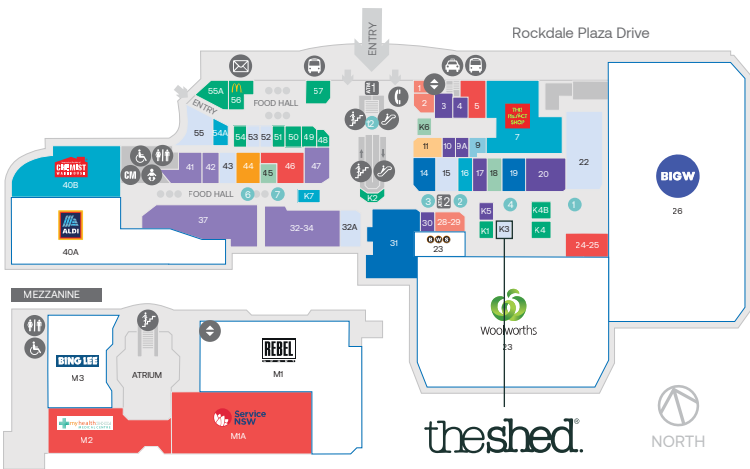
Our vision is a diverse range of ever-growing stores; a franchise under which we share one name, but we each have a unique identity. Together, we embark on a journey to deliver exceptional coffee, creative food and - most importantly - capture and enhance consumer loyalty and satisfaction.

THE LOCATION

Shop
K3

Area
40sqm
LSA
40sqm

Address
Rockdale Plaza
1 Rockdale Plaza Dr, Rockdale NSW 2216



KEY CENTRE INFO

- **60** Speciality Tenancies
- **4.3mil** annual foot traffic and **\$210mil** MAT
- Major tenants **Woolworths, Big W & Aldi**
- Mini Major tenants Rebel, Bing Lee, Service NSW, and Chemist Warehouse
- Located on the **Princess Highway** with 500 apartments above the centre



THE OPPORTUNITY

Enquire now to secure this rare café tenancy and make your mark in Rockdale. Attractive commercial incentives on offer.

THE COST & FEES

Sale Price
\$379 - 399,000 + GST

Franchise Fees / Week
\$650 + GST

Franchisor Legals
\$3,500 + GST





THE COMMERCIALS

Gross Rent
\$112 - 115,000 gross + GST

Rent in Advance (1 month)
\$9,335 - \$9,585 + GST

4-month Bank Guarantee
\$36,660 + GST
(no personal guarantees)

Commencement
TBA

Term
7 Year Lease

Reviews
Fixed 4% - 5%

Disclaimer: The information presented in this document is indicative only and does not constitute nor is intended to constitute an offer to sell or a representation, term or condition in respect of any offer to purchase which may be made by any prospective buyer or acceptance by the seller of any such offer. Prices and availability shown are indicative only and may be subject to change without notice. Prospective buyers are advised to make their own enquiries.



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