

*Building Business Partnerships***BRISBANE NORTHSIDE SPAR****Brand-New 14 months trading only****CURRENT TURN OVER: \$46,000 Per Week (expected turn over as per SPAR \$80,000 per week)**

GP: 28%

Rent: Current Rent FREE &amp; Further 2 Yr Rent Reduction.

Outgoings: Nil

Rent: No rent until 4 other businesses in the center are trading.  
50% reduction on base rent for first 2 years.  
Base rent \$114958 pa  
Reduced rent \$57479 pa for first 2 years (\$4789 per month)  
Rent includes all outgoings for the centre

Lease option Period: 5X5

Last Day of Existing Term of Lease: 16/02/2019

**Sale Price: \$ 699,000 + SAV (\$150,000 approx)**

Days – 7 Days

Time: 7 Am to 8 Pm

Size: 502sqm

Plant and Equipment: Brand New only 14 months New. (Value \$800,000+)

Staff: 8 casuals

Owners Employed: 2

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Reason For Sale: Support Family in Gold Coast

**Agents Comment:** Please note that this is a brand New Store trading only for 14 months. This Store is Major Tenant in the shopping Centre with other shops being Bakery, Bottleshop and Hair Dressers. This is excellent Bargain for anyone wanting to get in at the ground level and take full advantage of the upside and the potential of this Store. This is the first Store in Australia developed by SPAR with European standards with "Tree House Concept". A store like this will cost you in Millions to set it up but all the hard work is done for you. The current owners are from Gold Coast and they have genuine reason for Sale and this is truly a regrettable SALE. The asking price is not based on the multiples of the weekly turnover but by the cost of Brand New Plant and Equipment only. The weekly turnover is growing everyday and as by SPAR expected to reach upto \$80,000 per week. The location is excellent as there is no other Supermarket in the area and Bottle shop has just starting trading in the shopping centre. Full training and support is provided by SPAR. Golden Casket has been applied for and other lines can be added too. The owners are negotiation with Ice Cream, Doughnuts and Internet Kiosk to add more income streams.

Opportunity like this is very Rare to come by and this opportunity is Definitely not going to Last long. First one to inspect will BUY. **SOLD as going concern.**

This is a Regrettable Sale and if not SOLD the owners are Happy to put it under Management. SPAR will provide Full assistance to any New Buyers and will also offer New opening Specials etc.

The above store has generated good inquiry. Good stores are very rare to come on the market and do not stay for long on the market too. Three stores are already SOLD. This store has generated maximum enquiry and inspections so far. Regular and consistent Cash Flow is the key to surviving in this current economic condition.

Finance can be organized for the Qualified buyers.

Please note that detailed Financials are only available to the qualified buyers and all inspections are strictly by appointment only. Please do not hesitate to contact me for further assistance and I look forward to hear from you soon.

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