



SHOP 3, 45 East Pde, Sutherland



## WELL-ESTABLISHED CAFE WITH STRONG PROFITS. MUST SELL!

Left Bower Café, Shop 3, 45 East Parade Sutherland NSW 2232

ASKING PRICE  
\$249,000 + SAV.

### KEY INFORMATION ABOUT THE SALE:

Cafe owner is in his 60s and looking to retire. He and his wife have enjoyed the returns from the successful business. They now look forward to relaxing and enjoying the local lifestyle. We will present all reasonable offers for the owner's consideration, as this business urgently must sell.

### SUPERB LOCATION:

Cafe is across the road from busy train station and bus interchange. Sutherland is set for strong growth. Residential apartment development sites now being built near the station. In late 2022 the completion of Sutherland Entertainment Centre redevelopment project will attract visitors to the area. High foot traffic area, with small businesses: family general practice, pub, bottle shop, laundromat, florist, banks, real estate agents, Coles and IGA supermarkets, chiropractor, and many more.

### LIFESTYLE BENEFITS:

Fantastic lifestyle business: Sutherland Shire has ranked 2nd in a report for most

**Price** \$249,000 + SAV  
**Property Type** Business  
**Property ID** 290

### AGENT DETAILS

Garry Sheffield - 0410 684 224

### OFFICE DETAILS

Transact Group  
(02) 9524 1980

**TRANSACT  
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SALES**



livable areas of Australia: stunning natural surrounds, green space for recreation, beaches, a vibrant and diverse local business community and a warm and welcoming community spirit all add to the "Shire lifestyle". There's healthy work-life balance as the cafe closes early at 1:30 pm.

#### TRADING HOURS

7 days per week. Weekdays 5:30 am - 1 pm. Sat - Sun 6:30 am to 1:30 pm.

Opportunity to extend if desired.

#### ABOUT THE CAFE:

- Long established cafe (8 years) with excellent profits and loyal customer base
- Excellent Google Business rating: 4.6/5 stars with 240+ reviews
- Best in the area! Coffee, breakfast and brunch dishes: eggs, waffles, breakfast plates, field mushroom, bacon and egg roll, baked goods, milkshakes, juices
- Staff: experienced full time and casual staff in place.

#### FINANCIALS:

The following figures are backed by accountant-prepared documentation:

- Turnover ~\$757,000
- Net Profit ~\$255,000
- Gross Profit ~\$526,000
- Low rent below 5% turnover
- New 3x3 Lease on offer

#### CONTACT THE BROKER:

Garry Sheffield, 0410 684 224, [garry@transactgroup.com.au](mailto:garry@transactgroup.com.au)

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