



, Clayfield QLD 4011

ICE-CREAM - PRIME SPOT - ACROSS FROM CLAYFIELD MARKET - NO COMPETITION!

Phone enquiries - please quote property ID 13047

Food/hospitality

FOR SALE

ESTABLISHED SINCE 1998

NO COMPETITION IN IMMEDIATE AREA!

This successful Ice-cream Shop is situated in a long established convenience centre, opposite the famous Clayfield markets and right near Subway, Dominos, Civic Video, chicken and Chinese outlets.

ABSOLUTE PRIME POSITION!

The business is currently operating as Cold Rock franchise but NEW OWNER HAS A CHOICE TO REBRAND AND NOT BE A FRANCHISE.

Average turnover last 3 years \$359k post GST

Average return to owners last 3 years \$90k + super (minimum in shop hours)

Good staff in place.

Good lease which expires Sept 2013 with 5 year option

Rent \$46k pa

The current owner since 2000 is now looking to retire.

Fully equipped for on-site ice cream manufacturing including blast freezer, walk in freeze