

Proudly presents for sale

NORWEST BUSINESS PARK'S PREMIER CAFÉ

SAVANNAH'S

4 Burbank Place, Baulkham Hills NSW 2153



Netting over \$6,500 per week, with sales set to exceed \$1m this year and strong continuing growth, this beautifully presented 1 year old Café represents a wonderful opportunity for an experienced owner. It already enjoys an enviable reputation.

Full liquor licensed for 100 seats with water views, plus garden area. Unlimited catering potential.

The remaining lease term of 9 years guarantees exclusivity within Burbank Place. Rent is less than 9% of sales!

A new office building is due to be fully tenanted by the end of September and this will bring an additional potential of 600 customers less than 50 metres from **Savannah's!**

The landlord of the new building has agreed to **Savannah's** installing a coffee cart in the foyer. Do your own numbers as to the extra sales and profits this will bring!

Further development of prestigious homes is to start soon.

The owner is prepared to offer some vendor finance to suitably qualified buyers.

A secure long term lease, near new fit out, excellent future sales and profit growth potential, and an exclusive territory – be quick, because this business is one of the best we have seen.

Phone Ziggy Olivier 02 9836 3002 or 0410 438 216

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