



NEWCASTLE  
19 Minmi Road

## BUSINESS FOR SALE - TAKE AWAY SHOP

**\$155,000 + SAV**

BURGERS/SANDWICHES/FISH & CHIPS (AND PREVIOUSLY A CONVENIENCE STORE)

A successful long-established icon in the same location for over 50 years (the current owners have been there for over 12 years). Positioned on one of the busiest roads leading into town, the takeaway sits directly in the catchment area of one of the biggest growth areas of Newcastle: Fletcher/Maryland/Cameron Park (including new Estates such as The Outlook and The Sanctuary).

The shop sells mainly takeaway food (burgers, fish & chips etc) but does stock several convenience items and was previously known as a convenience store/corner shop with takeaway food.

A keen working partnership (currently operated by a husband and wife team) can earn a very good income with turnover consistently exceeding \$12,000 – \$13,000 per week (approximately). The business is well positioned just around the corner from an Industrial Estate and a local High School. Catering and a delivery service is currently provided but there is scope to further expand this under new ownership.

The shop includes all plant and equipment and a spacious cooking/kitchen area as well as a large walk in cool room with display fridge, office area (including CCTV) and several storage areas.

Expansion of the current menu would bring additional customers and with it's prominent position the shop has the potential to expand/diversify into other food lines to further grow sales (e.g. adding pizza's/kebabs etc. would further grow your income). Due to the shop's

Property ID: L727692

Property Type: Retail

### AGENT

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highly exposed location and access to a private car park (over 8 car spaces), it would also be an ideal shop to add takeaway coffee to.

An astute, dedicated owner could look to freshen up the shop (with a fresh coat of paint) and make some minor changes to the menu and turn what is an already a profitable operation into a booming and thriving takeaway.

Owner requires a quick sale due to retirement plans so the price is negotiable.

An unbelievable opportunity and a must inspect!!