

Business Information Memorandum

Avoca Beach Point Café



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Central Coast

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Raine&Horne[®]
Commercial

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Executive Summary

Business for sale	Avoca Beach Point Café - SLSC
General Description	Café
Net Lettable Area	100m ² *
License agreement	Commencing date: 1 September 2018 Term: Seven (7) years & nine (9) months
Zoning	RE - 1 Public Recreation
Method of Sale	Private Treaty
Price	\$780,000.00 + SAV
Financial information	Available on receipt of completed confidentiality agreement (link below)

*Approximate

Confidentiality agreement

License agreement

Introduction

On behalf of the vendors, Raine&Horne Commercial have the pleasure in offering the Avoca Beach Point Café business located at 10 Vine St, Avoca Beach for sale by Private Treaty.

We trust you will recognise and acknowledge the benefits of this quality offering, and that quality business opportunities in Avoca Beach rarely come to market, and when offered for sale are hotly contested.

The Opportunity

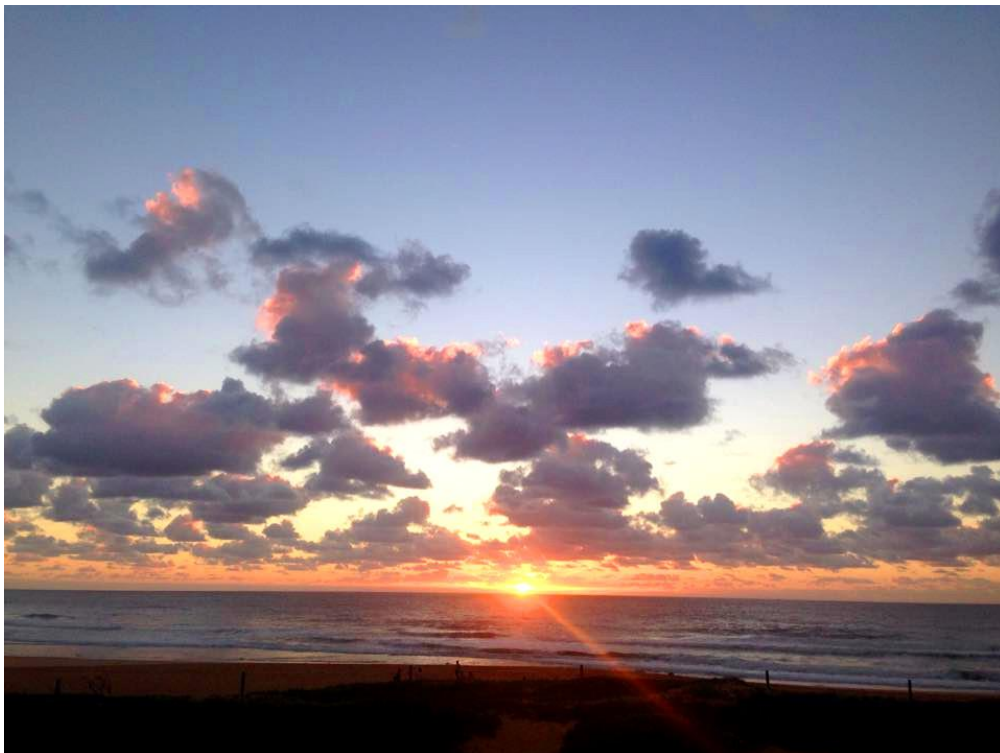
Avoca Beach Point Café represents a unique opportunity to acquire an established retail food enterprise with the best exposure Avoca Beach has to offer.

With high pedestrian traffic from the Surf Club members & locals, the business is well positioned to capitalise on rising tourist & local visitor numbers into the future.

The leased premises are located on the ground level of the Surf Club, with access directly to the level sidewalk & beach.

A popular café with a great range of fresh local seafood, cooked to order burgers and a great choice of desserts, of which keeps locals & tourists coming back regularly.

This is a great opportunity for investors to secure a quality business opportunity in a superior location on the Central Coast.



Business Overview

Location

Avoca Beach is a prestigious residential hotspot on the Central Coast. An extremely sought after location by many locals & Sydneysiders to live & invest. Its proximity to the beach & estuaries, Golf & shopping afford it the prestige it's due. Terrigal is the region's most iconic beach side suburb & is wildly popular with Sydney tourists wanting a short break.

Avoca Beach is approximately 23 km east of the M1 Motorway & 90 km north of the Sydney CBD and lies within the Local Government Area administered by Central Coast Council (formerly Gosford City Council).

The property benefits from proximity to quality local beaches & is situated 11 km from Erina Fair & 17 km to the Gosford train line.

Surrounds

Surrounding development is a mixture of low level residential housing, medium density residential & retail strip shops. There is a major retail shopping centre being Erina Fair within 15 minutes' drive.

In addition to all the major tenants within the Lend Lease operated Erina Fair shopping centre, Erina is home to the Good Guys, Freedom, Bunnings Warehouse, and a host of well established bulky goods retail businesses & large national retailers.

Erina also has varying grades of office space ranging from A to D grade in quality.



Business Features

- ✓ Great kitchen with equipment in place
- ✓ Cafe can cater for 80 people with the ability of expanding the cafe floor space into the outdoor area in peak times (requires SLSC approval)
- ✓ Ability for vendor to be part time in the business
- ✓ Excellent position in Avoca Beach SLSC right opposite the beach
- ✓ Average of 5-6 staff on duty depending on the day of week & time of year
- ✓ Strong team of 12 full time & casual staff in place
- ✓ Potential to increase revenue through evening trade



Description of Improvements

The business has been successfully trading for over ten (10) years.

The business is offered walk in walk out with all the equipment & stock required to continue trading.

An established business with a variety of burgers, fresh & cooked seafood, chips & other assorted food items are on the menu. A range of fresh salads are also on offer to accompany the meals provided.

Catering for the sweet tooths; the business stocks a range of ice-creams & cold drinks. Coffee is an item in demand & the business serves this up daily.

Professionally designed & installed menu signage; outdoor signage allows for prominent visibility & choice.

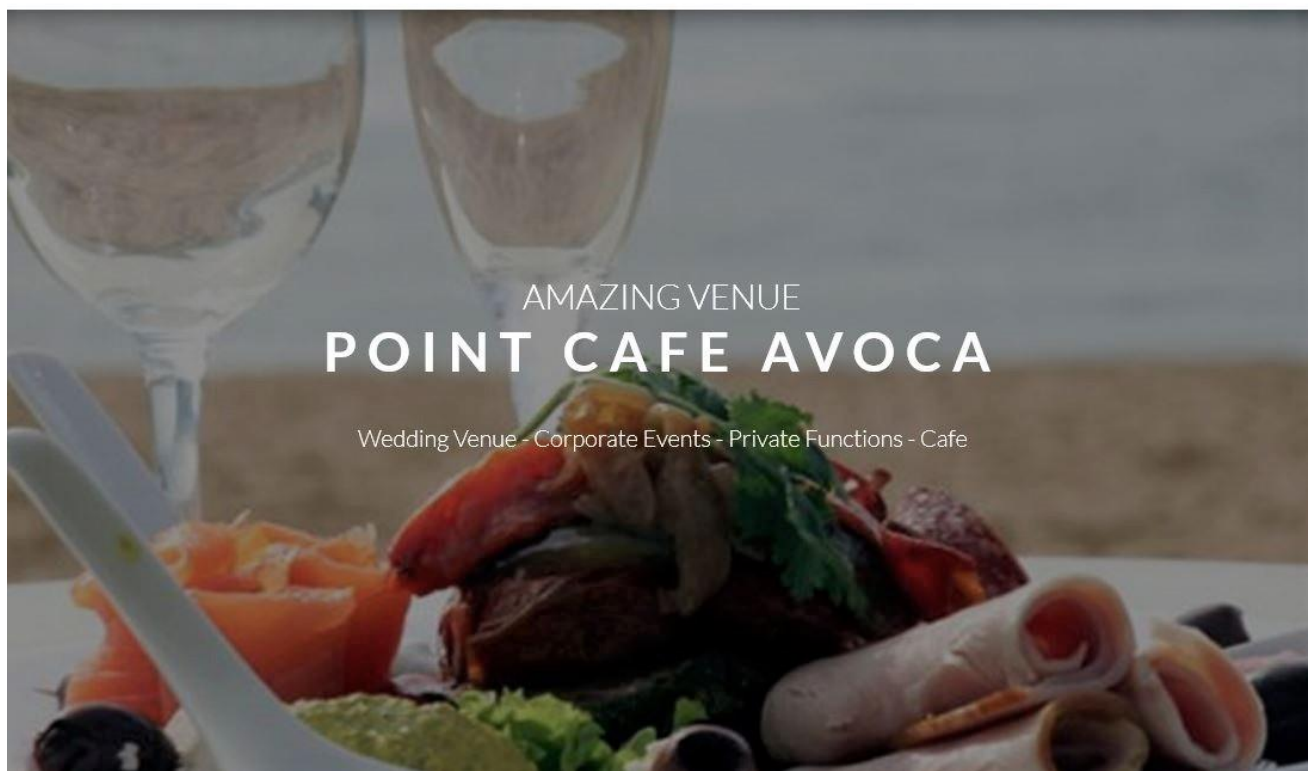
License allows full trade in the evening currently not being utilized.



1300 714 332



[HOME](#) [MENUS](#) [WEDDINGS](#) [VENUES](#) [CORPORATE](#) [EVENT MANAGEMENT](#) [CAFES](#) [ARTICLES](#) [ABOUT](#) [CONTACT](#)



AVOCA BEACH SURF LIFE SAVING CLUB



The Perfect Wedding Venue on the Central Coast

ABSLSC is located on the Southern point of the picturesque Avoca Beach. The function space is located on the second floor of the surf club, which take full advantage of the sweeping views over the rock pool and encompassing the iconic Terrigal Skillion. The impressive verandah is perfectly situated providing plenty of opportunity for beautiful wedding photos, not to mention an amazing area for guests to witness an Avoca sunset!

A short drive from popular religious and secular ceremony locations and plentiful accommodation options, the Avoca Beach Surf Club is a convenient beach side wedding location for you and your guests.

One of the largest SLSC's on the Coast, with a main function area that can seat 200 leaving space for a dance floor and full band. The space also lends itself to a function of just 60 people, as smaller gatherings can be situated in the Bar Area.

One of the best aspects of the Function Centre is the Bar Area, a separate area for people to mingle and mix, a place to 'get away' for a private conversation yet still be part of the function.

Image gallery





Summer menu



ALL DAY

* Gluten Free | ** Vegetarian

Brekkie Bowl * | **

1. two poached eggs, rocket, potato, toasted pepitas, quinoa, tomato, feta, smoked salmon and dukkah. \$27.50
2. two poached eggs, baby spinach, chia seeds, asparagus, pumpkin, goats cheese, cherry tomato, radish, dukkah. \$23.50

Eggs Benedict

with hollandaise sauce on foccacia.

w/ smoked ham \$20.00 | w/ spinach \$18.50
w/ smoked salmon \$22.50 | w/ bacon \$22.50



Eggs Your Way

\$12.00

fried, poached or scrambled on sourdough. With sides:

bacon, hash browns, mushrooms, roasted tomatoes, sausage \$5.00
avocado (½), smoked salmon \$5.50

Alan's Big Breakfast *

\$24.50

your choice of poached, scrambled or fried eggs with rindless bacon, sourdough, local award winning sausages, grilled tomato and slow roasted mushrooms with hash brown.

Breakfast Bruschetta *

1. tomato, spanish onion, basil, goats cheese, rindless bacon and "the point's" caramelised balsamic dressing on sourdough toast. \$19.50
2. mushroom: roasted flat cap mushrooms, caramelised onion, feta, rocket on garlic sourdough. \$19.50
3. home smoked salmon, spinach, asparagus, lemon and caper dressing. \$23.50

w/ poached eggs add \$5.00



Bacon and Egg Roll

\$12.50

two rashers of rindless bacon, fried egg on toasted brioche bun with two hash browns

Locations at Avoca Beach and Japanese Gardens East Gosford

BREAKFAST

• Gluten Free | ** Vegetarian

Italian Omelette \$22.50
cherry tomatoes, bacon, spinach, goats cheese, basil pesto and sourdough bread served in a pan.

French Toast ** \$19.50
1. sweet: brioche with seasonal berries, chocolate sauce, chantilly cream and pistachio soil **or**
2. savory: brioche with maple glazed bacon, baby spinach and parmesan cheese.

Corn Fritter Stack \$17.50
corn, zucchini and capsicum fritters w sour cream, homemade tomato chutney and avocado.
w/bacon \$22.50

Homestyle Granola ** \$16.00
served with a yoghurt pannacotta and seasonal summer berries.

Toasted Banana Bread
1. served with chantilly cream, local honey, seasonal berries and toasted granola \$13.50
2. toasted banana bread with fresh berries and a dusting of icing sugar \$8.50

Toast \$5.50
sourdough, fruit toast, foccacia, gluten free, linseed sourdough served with butter and a selection of house preserves.

Homemade Muffins \$6.00
please ask for today's selection.

SIDES

Bacon, Chorizo, Eggs, Hash Browns, Slow Roasted Mushrooms, Spinach, Roasted Tomato, Beef Sausages (1) \$5.00

Smoked Salmon, Avocado \$5.50

NO SPLIT BILLS | 15% surcharge for public holidays

Locations at Avoca Beach and Japanese Gardens East Gosford

LUNCH

TO SHARE

Garlic Sourdough \$6.50
w/ parmesan \$7.50

Dips Platter * \$16.50
crispy flat bread, garlic sourdough and foccacia.

Bruschetta *
1. roma tomato, basil, spanish onion, goats cheese and the point's caramelised balsamic. \$15.50
2. mushroom: roasted flat cap mushrooms, caramelised onion, fetta, rocket on garlic sourdough. \$19.50
3. home smoked salmon: smoked salmon, spinach, asparagus, lemon and caper dressing. \$23.50

Sharing Plate \$38.00
signature squid, hot smoked salmon pieces, tempura prawns, assorted dips, breads, antipasto cured meats, roasted vegetables and fetta.

MAINS

"The Point's" Signature Lemon Pepper Squid \$24.50
the point's signature lemon pepper squid with fennel, radish, cucumber and coriander salad with hoi sin dipping sauce and chips.

Classic Fish and Chips \$27.50
barramundi fillet in classic batter, chunky chips, garden salad and homemade tartare sauce.

Seafood Tasting Plate \$34.00
taco fish skewer, tempura prawns, signature squid, gourmet salad, barramundi and chips.

Atlantic Salmon Salad * \$28.50
grilled crispy skinned Atlantic salmon fillet served on a braised fennel, orange and beetroot salad with saffron potato and beetroot vinegarete.

Grilled Barramundi * \$28.50
grilled barramundi, pearl barley, bacon, peas and asparagus with carrot and ginger puree.

Pulled Pork Tacos \$24.50
home pulled pork, asian slaw, chipotle mayonnaise, shredded apple and shoestring chips.

King Prawn Pasta Entree \$16.50 | Main \$26.50
king prawn spaghetti in a tomato and chilli garlic sauce served with shaved parmesan and garlic sourdough.

Wagyu Beef Burger \$23.50
rindless bacon, 'the Points' chutney, roasted beetroot, swiss cheese, avocado, crispy onion rings, served on a milk bun, crunchy fries and salad.

Lamb Wrap \$24.00
slow cooked lamb, fetta, roast vegetables with gourmet salad, shoestring fries and pumpkin yoghurt.

Moroccan Chicken \$24.50
on a salad of israeli cous cous, pumpkin, beetroot, chickpeas, cherry tomatoes, spinach and fetta with tzatziki dressing.

Sides

Chips Sml \$6.50 Lrg \$8.50 | Side Salad \$9.50 | Garlic Aioli \$4.50

WINES

Sparkling

	Btle	Gls
Dunes and Green Chardonnay Pinot Noir NV (SA)		\$8.00

Sparkling Cuvee Brut House – Hunter Valley, NSW	\$35.00	\$7.00
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Chardonnay

Chardonnay (House – Hunter Valley, NSW)	\$35.00	\$7.00
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Vasse Felix Chardonnay (WA)	\$39.50	\$8.50
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Riesling

Jim Barry Watervale Riesling (SA)	\$37.50	\$7.50
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Rosé

Chaffey Bros – Not Your Grandma's Rosé (SA)	\$37.50	\$7.50
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Sauvignon Blanc

Semillon Sauvignon Blanc (House – Hunter Valley, NSW)	\$35.00	\$7.00
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Trout Valley Sauvignon Blanc (Nelson, NZ)	\$39.50	\$8.50
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Ra Nui Sauvignon Blanc (Marlborough, NZ)	\$39.50	\$8.50
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Other Whites

Trout Valley Pinot Gris (Nelson, NZ)	\$39.50	\$8.50
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Reds

Ra Nui Pinot Noir (Marlborough, NZ)	\$39.50	\$8.50
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Smith & Hooper Cabernet Merlot (SA)	\$39.50	\$8.50
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Wirra Wirra Shiraz (WA)	\$39.50	\$8.50
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BEERS

Big Wave Larger	\$7.50
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Peroni	\$7.50
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Corona Extra	\$7.50
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Little Creatures Pale Ale	\$7.50
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Asahi	\$8.50
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Hahn Premium Light	\$6.50
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Pear Cider	\$7.00
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COCKTAILS

Mimosa	\$10.50
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Prosecco & orange juice

Aperol Spritz	\$13.50
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Prosecco, Aperol & splash of soda water

Margarita	\$15.50
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A classic with tequila, triple sec, fresh lime juice served on the rocks.

Espressotini	\$15.50
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Espresso, vodka & Kahlua

Bloody Mary	\$15.50
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Vodka, tomato juice, Worcestershire sauce, lemon juice, tabasco and pepper.

Strawberry Gin Fizz	\$15.50
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Gin, Vermouth, bitters & strawberries

Long Island Ice Tea	\$15.50
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Vodka, Bacardi, Tequila, Gin, Cointreau, cola & lemon juice

Amaretto Sour	\$15.50
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Amaretto, lemon juice & bitters

The Point Spritz	\$15.50
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Gin, Aperol, Pineapple & Lime Juice w/ a splash of Blood Orange Soda

MOCKTAILS

Fruit Fantasy	\$8.50
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pineapple, orange juice with a touch of grenadine.

COFFEE COCKTAILS

Mexican Coffee	\$10.50
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kahlua, coffee and whipped cream.

Irish Coffee	\$10.50
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irish whisky, brown sugar and cream.

SPIRITS

Choice of:

scotch, vodka, gin, brandy, tequila, bourbon with your favorites mixer	\$8.50
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Corkage \$5.50 per bottle of wine only NO BYO BEER
15% surcharge for public holidays

Synopsis of License

Item	Description
Lessee	H&H Catering Pty Ltd
Term	Seven (7) years & nine (9) months
Commencement	1 st Sept 2018
Expiry	31 st March 2025
License Fees at commencement	\$78,500.00 pa + GST
Rent Review	4% per annum. (see License agreement)
Security	Nil
Outgoings	<p>If during the Term the Land and/or the Premises become liable to an assessment for rates or any other charges, the Licensee shall pay to the Licensor a proportion of such rates or charges to be adjusted on a proportional area basis and proportion being the area which the Cafe occupies in relation to the total area to which the Licensor occupies under its lease from Council;</p> <p>Pay for all electricity, gas and excess water consumed by the Licensee in its use of the Cafe</p> <p>Pay for all charges for any telephone service which may be installed in the Cafe by the Licensee including payment of all telephone connection fees, rental and call charges in connection with the telephone service to the Cafe;</p> <p>(Please refer to license agreement)</p>
Permitted Use	Cafe
Licensed Area	Ground level café area
Guarantor	Yes

Asset Register

Point Café Avoca Asset Registry

Oven with gastop	1	\$ 1,000.00
Grill	1	\$ 1,500.00
Deep frier	2	\$ 1,800.00
Rotation toaster	1	\$ 1,500.00
Cake Fridge	1	\$ 1,500.00
Chest Freezer	1	\$ 500.00
Wine Fridge	1	\$ 1,000.00
Double Door Drinks fridge	1	\$ 1,800.00
Water Fridge	1	\$ 500.00
Double door food fridge	1	\$ 2,000.00
4 door food freezer	1	\$ 2,000.00
Water dispenser	1	others
Shelving beside freezer	1	\$ 800.00
Cold Bay	1	\$ 800.00
Fridge below benchtop	1	\$ 800.00
Sono system	1	\$ 200.00
Computer pos system	1	\$ 100.00
Tablet for pos system	1	\$ 100.00
Samsung mobile phone	1	\$ 100.00
Eftpos	1	others
Chairs	100	\$ 2,000.00
Tables	25	\$ 2,000.00
Trestles	2	\$ 100.00
highchairs	3	\$ 150.00
Black bowls	18	\$ 180.00
Black plates	27	\$ 270.00
Egg shell plates	9	\$ 50.00
Main bowls	20	\$ 100.00
Surf board plates	8	\$ 80.00
Side plates	48	\$ 48.00
Square side plates	12	\$ 10.00
Breadboard-with handle	24	\$ 100.00
Breadboard with black handle	6	\$ 60.00
Chef chopping boards	12	\$ 50.00
pots	10	\$ 100.00
saucepans	20	\$ 200.00
Terracotta bowls	8	\$ 50.00
Baked eggs pans	6	\$ 80.00
Porridge bowls	8	\$ 15.00
Kitchenaid	1	\$ 300.00
dishwasher	1	\$ 1,000.00
Dishwasher trays	5	\$ 100.00
Kitchen Knives	5	\$ 100.00
Kitchen Tongs	5	\$ 20.00
Frier baskets	4	\$ 50.00
Trays	Long- 12	\$ 40.00
	½- 3	\$ 20.00
	Doubles- 2	\$ 20.00
	Double deep- 1	\$ 20.00
Wine buckets	7	\$ 70.00

Mixing bowls	8	\$ 80.00
hose	1	\$ 50.00
mandaline	1	\$ 20.00
Coffee machine-3 head	2	others
Bang bang	1	others
grinder	1	others
Cutlery sets	100	\$ 1,000.00
Book case-	1	\$ 100.00
Schibello barrier	1	others
Fixed umbrellas	1	\$ 8,000.00
Coffee cups	Lg-43	others
	Med-17	others
	Sm-29	others
	Latte glasses- 18	others
	Piccolo- 7	others
	Short- 4	others
saucers	70	others
Tea pots	8	\$ 100.00
Sugar jars	20	\$ 100.00
S+p grinders	25	\$ 200.00
Water jugs	21	\$ 100.00
Water cups	60	\$ 50.00
Silver milk jugs	5	\$ 20.00
Milk jugs for tea	24	\$ 50.00
glasses	Wine- 43	\$ 50.00
	Champagne- 32	\$ 30.00
	Martini- 9	\$ 45.00
	Cocktail- 4	\$ 10.00
	Brandy- 6	\$ 10.00
Milkshake maker	1	\$ 100.00
Milkshake tins	12	\$ 20.00
juicer	1	\$ 100.00
blender	1	\$ 100.00
Ramekins	40-variety of shapes	\$ 60.00
		\$ 35,778.00

The Local Market

Central Coast Council has adopted a forward thinking approach to improving the quality of the local government area & is improving infrastructure, creating jobs and attracting more tourists.

Featuring the iconic Skillion, Terrigal is one of the more popular resorts on the coast with its ritzy, up-market social centre, pristine beaches, stunning coastline and luxurious but affordable accommodation.

Popular recreation activities in Terrigal include surfing, swimming, boating, water-skiing and fishing. There are plenty of boutiques and gourmet eateries along the foreshore and adjacent to the beach are the beautiful lagoons of Terrigal and Wamberal to explore.

General activity is continuing to rise with a boost in business confidence; many previously dormant development sites are coming to market & being completed, meaning an increase in the local economy is to come with more jobs on offer in the near future.

The General Market

The past six months has seen a significant turning point for property investment markets, and the next year holds even greater optimism. With Reserve Bank Australia (RBA) lowering interest rates to record lows, fixed term deposits have lost their appeal, and commercial property yields in particular look very attractive.

Private investor activity has increased, in particular the Self Managed Super Fund (SMSF) markets, managed funds have performed poorly overall in recent years, and the public are better educated on the benefits of SMSF. Investors at all levels are in pursuit of quality premises that can be leased in a quick turnaround time with secure lease covenants and fixed rental escalations.

We are also seeing the return of the developer; it seems they are out of hibernation, with the cost of money decreasing coupled with the return of consumer confidence, projects that were put on hold have become viable and new opportunities are being sort. In general, the Australian property investment market looks strong, with positive signs across all sectors.





Sale Process

Raine&Horne Commercial are pleased to offer the Business Avoca Beach Point Café for sale by Private Treaty.

If you would like to arrange a suitable time for inspection, please call myself, Ben Purdue of Raine&Horne Commercial.

Yours sincerely,

Ben Purdue

Sales & Leasing Executive

Business Broker

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Disclaimer

Raine&Horne Commercial for themselves and the proprietors of this property, give notice that:

- i. The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract;
- ii. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and any intending occupiers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. No Person in the employ of Raine&Horne Commercial has any authority to make or give any representation or warranty whatsoever in relation to this property.
- iv. Prior to making any decisions in relation to the purchase of anything set out in this information memorandum, all persons reading this information memorandum should undertake proper enquiries and conduct due diligence. It is important that those persons who are not experienced in the practice of due diligence engage professional persons such as accountants, legal representatives or financial advisors to undertake this task.

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- i. Raine&Horne Commercial disclaims responsibility for any information set out in this submission that is provided by any vendor or any third party and the reader shall indemnify Raine&Horne Commercial against any loss or damages caused by the information contained in this publication.

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ZONING

Zone E1 - National Parks and Nature Reserves

1 Objectives of zone

- To enable the management and appropriate use of land that is reserved under the National Parks and Wildlife Act 1974 or that is acquired under Part 11 of that Act.
- To enable uses authorised under the National Parks and Wildlife Act 1974.
- To identify land that is to be reserved under the National Parks and Wildlife Act 1974 and to protect the environmental significance of that land.

2 Permitted without consent

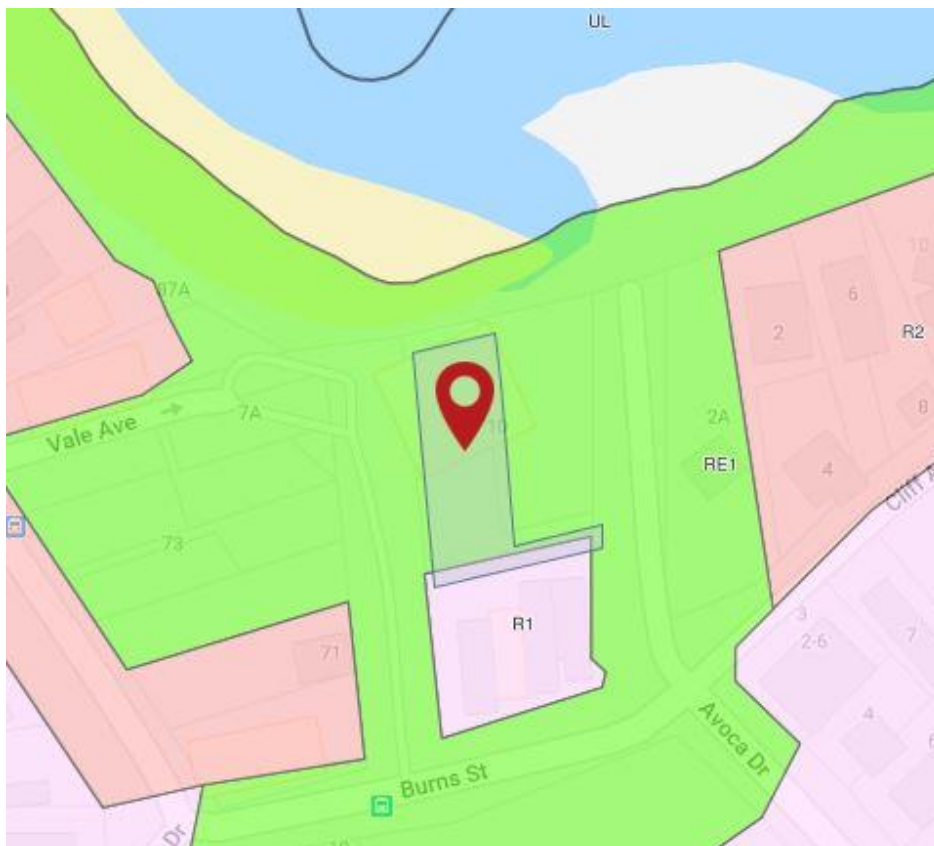
Uses authorised under the National Parks and Wildlife Act 1974

3 Permitted with consent

Nil

4 Prohibited

Any development not specified in item 2 or 3



Contact Us

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Raine&Horne®