

GLENDOWIE, AUCKLAND



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## Suburban Euro-Style Cafe/Restaurant

### Carinthia Restaurant and Konditorei

Located in the affluent suburb of Glendowie, this business opened a number of years ago as a restaurant offering authentic Austrian cuisine and German cakes, pastries and deserts.

To explain the background of our name, the '**Duchy of Carinthia**' is located in Southern Austria and bordered by Slovenia; the word 'Konditorei' (the German word for a 'pâtisserie')

However, due to other business commitments, the owner has recently been operating the business as a cafe only, (opening daily from 8.00am - 2.00pm) but feels this is unsustainable in the long-term, hence the decision to offer the premises to an operator that can focus on driving the business to its full potential.

#### Offer:

- 148m2 floorplan allowing comfortable seating for between 40-50 diners
- Full commercial kitchen with all plant and equipment
- Fully operational bar and front-of-house
- Walk-in, walk-out, turn-key premises
- Aside from a few local take-a-way businesses, the nearest restaurants are either in Glen Innes or St. Heliers
- Vendor willing to negotiate a favourable lease (including right of renewal) with rent payment for the first term of the lease paid in Bartercard trade dollars
- Reduce the cashflow required to start a new business by paying the rent in trade

100% Trade : **NZ\$0 (Cash) | NZ\$5,000 (Trade)**

**\$5,000/month + OPEX**

Contact Janet Wang for further enquiries: 021 647 777



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