

21 OPPORTUNITIES
CURRENTLY AVAILABLE

FRANCHISE OPPORTUNITIES

TAKE THE FIRST STEP TO BECOMING A
SANDWICH CHEFS FRANCHISE OWNER



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Take the first step in becoming a Sandwich Chefs franchise owner. The following opportunities are available for immediate development or purchase. We also undertake targeted location searches. If you believe there is an opportunity to develop a Sandwich Chefs in a specific local area, please contact us; we are confident that our leasing team will find the right site for you.

Please Note all quoted prices are:

Exclusive of GST;

Subject to final premises survey and design;

Subject to finalised commercial lease terms and conditions;

Subject to PNFM Pty Ltd Directors Approval.

INTERESTED?

CONTACT GARY POWELL FOR MORE INFORMATION

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NEW SOUTH WHALES

10 LOCATIONS AVAILABLE



NORTH RYDE (MACQUARIE CENTRE)

Address: Herring Rd &, Waterloo Rd, North Ryde NSW 2113

Type: Franchise New Store

Turn Key Price: TBC \$250,000 to \$350,000 (ex-working capital and security deposits) + GST

Extraordinary opportunity to convert an established business to a Sandwich Chefs in Australia's 9th largest shopping centre and arguably one of the best. The expectation for the Sandwich Chefs brand in this centre is very high. The site, the centre, the offer, and the brand represent a great opportunity for a committed and engaged franchise operator.

CAMPBELLTOWN (CAMPBELLTOWN MALL)

Address: 271 Queen St, Campbelltown NSW, 2560

Type: Franchise New Store

Turn Key Price: TBC \$250,000 to \$350,000 (ex-working capital and security deposits) + GST

Prime Location in high traffic Mall in growing trade zone.

NEW SOUTH WHALES

10 LOCATIONS AVAILABLE



PENRITH (NEPEAN VILLAGE SHOPPING CENTRE)

Address: Woodriff St, Penrith, NSW, 2170

Type: Franchise New Store

Turn Key Price: \$230,000 (ex-working capital and security deposits) + GST

Incredibly busy shopping centre. Unique entrance location, outdoor dining area, custom built site.

BATEAU BAY (BATEAU BAY SQUARE)

Address: 12 Bay Village Rd, Bateau Bay NSW 2261

Type: Franchise New Store

Turn Key Price: \$250,000 (ex-working capital and security deposits) + GST

Excellent opportunity in, in prime location, in one of the busiest centres on the Central Coast.

NEW SOUTH WHALES

10 LOCATIONS AVAILABLE



SALAMANDER BAY (SALAMANDER BAY SHOPPING CENTRE)

Address: Charles Hackett Drive, St Marys NSW, 2760

Type: Franchise New Store

Turn Key Price: \$230,000 (ex-working capital and security deposits) + GST

Salamander Bay Square is a sub-regional shopping centre. The Centre is anchored by Aldi, Coles, Kmart Woolworths, and Target Country and includes 67 specialty stores and services with a variety of food, fashion and services available.

MOUNT HUTTON (LAKE MACQUARIE FAIR)

Address: 46 Wilsons Rd, Mount Hutton NSW 2290

Type: Franchise New Store

Turn Key Price: \$250,000 (ex-working capital and security deposits) + GST

A centre nestled in the heart of the Lake Macquarie region, a high passing traffic site, with perfect surrounding demographic for the Sandwich Chefs offer.

NEW SOUTH WHALES

10 LOCATIONS AVAILABLE



ORANGE (CITY CENTRE)

Address: -

Type: Franchise New Store

Turn Key Price: TBC \$230,000 (ex-working capital and security deposits) + GST

Great location, in premier shopping centre, in growing regional hub

ASHFIELD (ASHFIELD MALL)

Address: 260A Liverpool Rd, Ashfield NSW 2131

Type: Franchise New Store

Turn Key Price: TBC \$250,000 (ex-working capital and security deposits) + GST

High profile site in busy, prosperous, inner western Sydney centre, with a customer base that is perfectly suited to the Sandwich Chef offer.

NEW SOUTH WHALES

10 LOCATIONS AVAILABLE



MINTO (MINTO MARKETPLACE)

Address: 10 Brookfield Rd, Minto NSW 2566

Type: Franchise New Store

Turn Key Price: \$250,000 (ex-working capital and security deposits) + GST

Busy, growing shopping centre, high profile location.

WAGGA WAGGA (WAGGA MARKET PLACE)

Address: 87 Baylis St, Wagga Wagga NSW 2650

Type: Franchise New Store

Turn Key Price: TBC

Strong regional centre with minimum competition.



NEW SOUTH WHALES

10 LOCATIONS AVAILABLE



ST MARYS (ST MARYS VILLAGE SHOPPING CENTRE)

Address: Charles Hackett Drive, St Marys NSW, 2760

Type: Franchise New Store

Turn Key Price: \$220,000 (ex-working capital and security deposits) + GST

SOLD

CASULA (CASULA MALL SHOPPING CENTRE)

Address: 1 Ingham Dr, Casula NSW, 2170

Type: Franchise New Store

Turn Key Price: \$225,000 (ex-working capital and security deposits) + GST

SOLD

AUSTRALIAN CAPITAL TERRITORY

1 LOCATION AVAILABLE



CANBERRA (CANBERRA CENTRE)

Address: 148 Bunda St, Canberra ACT 2608

Type: Existing Store Conversion and refurbishment

Turn Key Price: \$200,000 (ex-working capital and security deposits) + GST

Busy and growing franchise business waiting for the right owner to take it to the next level through refurbishment and relaunch in high traffic CBD hub, perfect demographics for Sandwich Chefs products.

QUEENSLAND

4 LOCATIONS AVAILABLE



KIPPA-RING / NORTHLAKES (PENINSULA FAIR SHOPPING CENTRE)

Address: 272 Anzac Ave, Kippa Ring, Qld, 4021

Type: Franchise New Store

Turn Key Price: \$250,000 (ex-working capital and security deposits) + GST

Opportunity to be a big fish, given the competition, in a very busy local shopping centre. Excellent demographic and high traffic location.

CARINDALE (WESTFIELD)

Address: 1151 Creek Rd, Carindale QLD 4152

Type: Franchise New Store

Turn Key Price: \$250,000 (ex-working capital and security deposits) + GST

Huge opportunity in one of Brisbane's largest shopping centres.

QUEENSLAND

4 LOCATIONS AVAILABLE



BURLEIGH WATERS (STOCKLAND)

Address: 149 W Burleigh Rd, Burleigh Waters QLD 4220

Type: Franchise New Store

Turn Key Price: TBC \$260, 000 + GST (ex-working capital and security deposits) + GST

Busy centre in with very strong representation of Sandwich Chefs core customer profile. Excellent high passing traffic location, with internal and external exclusive seating.

DEER PARK (BRIMBANK SHOPPING CENTRE)

Address: Corner Station Rd &, Neale Rd, Deer Park VIC 3023

Type: Existing Store

Turn Key Price: P.O.A

An existing business with excellent trading history located in a very popular and strong Shopping Centre. Franchisee selling to pursue new store opportunities in Qld.

QUEENSLAND

4 LOCATIONS AVAILABLE



OTHER QUEENSLAND LOCATIONS CURRENTLY UNDER NEGOTIATION

Albany Creek
Mt Gravatt
Acacia Ridge
Brookside
Capalaba
Kenmore
Springwood
Bracken Ridge
Pacific Fair

VICTORIA

6 LOCATIONS AVAILABLE



CHELTENHAM (WESTFIELD SOUTHLAND)

Address: 1239 Nepean Hwy, Cheltenham VIC 3192

Type: Trading Business / upgrade and refurbishment

Turn Key Price: \$220,000 (ex-working capital and security deposits) + GST

Strongly trading business, new lease with very good terms, requiring upgrade and refurbishment to take it to the next level.

NARRE WARREN (CASEY CENTRAL)

Address: 400 Narre Warren - Cranbourne Rd, Narre Warren South VIC 3805

Type: Franchise New Store

Turn Key Price: TBC \$250,000 (ex-working capital and security deposits) + GST

Perfect demographic, prime location in busy neighbourhood centre anchored by both major supermarkets and premier retailers.

VICTORIA

6 LOCATIONS AVAILABLE



ROSEBUD (ROSEBUD PLAZA)

Address: Boneo Rd & McCombe St, Rosebud VIC 3939

Type: Franchise New Store

Turn Key Price: \$260,000 (ex-working capital and security deposits) + GST

Perfect demographic, prime location in busy neighbourhood centre, great lifestyle.

CAMBERWELL

Address: 626 Bourke Rd Camberwell, Vic, 3124

Type: Existing Store Conversion and refurbishment

Turn Key Price: \$150,000 (ex-working capital and security deposits) + GST

New Lease, new beginning with fixed price for full conversion and refurbishment, prime location; restore this business to its former glory.

VICTORIA

6 LOCATIONS AVAILABLE



BENDIGO (BENDIGO MARKETPLACE)

Address: 120 Mitchell St, Bendigo VIC 3550

Type: Existing Store Conversion and refurbishment

Turn Key Price: \$200,000 (ex-working capital and security deposits)+ GST

New Lease, new beginning with full fixed price conversion and refurbishment,
prime location; restore this business to its former glory.

SHEPPARTON (SHEPPARTON MARKETPLACE)

Address: Shepparton Marketplace 3630

Type: Trading Business / upgrade and refurbishment

Turn Key Price: \$200,000 (ex-working capital and security deposits) + GST

Great location in the shopping centre in a fast-growing regional hub.