

Scarborough Fare Café & Ice Cream Shop for Sale Christchurch



Beach side, Licenced Cafe, Ice Cream

Scarborough Fare and Ice Cream Shop: A Rare and Historic Opportunity

After nearly nine years, it's time to pass on the baton. Scarborough Fare and Ice Cream Shop are now for sale, offering the new owner a chance to be part of New Zealand's rich hospitality history

Opportunities like this don't come around often - secure your part of history today and don't miss out on owning something truly unique

Current turnover is made during datetime opening hours 7am - 3.30pm with one late night. The potential buyer has the option to increase the turnover by taking advantage of the 7 day a week 8am - 11pm liquor license and operate an evening offering

Location Highlights

- Prime Location
- Unmatched Views: Over Pegasus Bay, Kaikoura Mountains, and the Southern Alps
- Wildlife Sightings: Penguins, Hector's dolphins, seals, surfers, and occasional Southern Right Whales with calves
- Situated Within Scarborough Park
- Adjacent to a popular children's playground and paddling pool
- Near the historic Sumner Clocktower
- Te Ara Ihutai Christchurch Coastal Pathway Terminus
- Attracts walkers, joggers, and cyclists directly to the cafe

Rich History

- Nearly 100 Years of Hospitality
- Scarborough Park has hosted tea rooms, fine dining restaurants, and cafés since the 1930s
- Current Operations
- Operating as a daytime licensed café with a longstanding community presence

Ice Cream Shop Features

- Product Offerings
- 18 Flavors of Tip Top Scoop Ice Cream
- Taylor Soft Serve Machine
- Hamilton Beach 3-Head Milkshake Machine
- Top 3 Tip Top Outlets by Volume in Canterbury
- Sales Volume: Up to 900 cones plus cold drinks and milkshakes on busy summer days
- Customer Convenience

Location: **Christchurch**

Asking: **\$1,200,000**
+SAV

Turnover: **\$1,850,000**

Type: **Hospitality-Cafes**

Contact:

Lyndon
0212200632
Anytime

nzbizbuysell.co.nz/125823



- Seamless takeaway food and drinks service for beachgoers, including dog walkers, cyclists, skateboarders, surfers, swimmers, runners, and walkers

Café and Seating Capacity

- Indoor Seating: 53 patrons
- Outdoor Seating: 63 patrons
- Additional Seating: 25 picnic table seats outside the Ice Cream Shop for takeaway customers
- Customer Volume
- 1,000+ daily interactions on sunny weekends and holidays
- Peaks up to 1,800 interactions daily during peak summer holiday periods
- Unlimited Capacity: No limit to the number of customers served

Community and Events

- **Weekly Events**
- Scarborough Dippers: 50+ cold-water dippers every Friday morning at 7 AM.
- Scarborough Park Run: 100-200 runners every Saturday at 8 AM.
- **Annual/Seasonal Events**
- Sea to Sky Triathlon
- Single Fin Mingle Longboard Surfing Competition
- VW Kombi and Beetle Meet-Ups: Cars park on the Esplanade in front of the café in July and December
- Crater Rim Ultra (Running Event)

Business Operations

- **Coffee Sales**
- Uses 40-50kg of Fairtrade, organic L'affare Gusto coffee beans weekly.
- **Turnover**
- \$1.8M (year ending March 2024, including GST)
- Projected \$1.9M (year ending March 2025, including GST)
- Gross Profit Before Wages Margin: 74%
- Operating Hours: 7 Days a Week
- Monday-Thursday, Saturday, Sunday: 7 AM – 3:30 PM
- Friday: 7 AM – 8 PM
- **Expansion Opportunities: Potential to extend evening hours and hold functions.**
- Licensing: 7 Days a Week
- Alcohol License: 8 AM – 11 PM

This business generate an EBITDA of a \$335,000 per annum, or a surplus of around \$485,000 to a working owner/s

Financials and Lease Details

- **Lease Information**
- Owned by Christchurch City Council within public Scarborough Park
- Lease Term: Until October 2033
- Rent: 8% of gross turnover
- Requirements: New owner must demonstrate a commitment to the community to secure the lease
- No Local Competition: Nearest café or ice cream shop is 1 km away
- Organic Customer Flow, location alone drives customer traffic without the need for an advertising budget

Key Selling Points

- No Competition in the vicinity
- High Coffee Usage: up to 50kg of Coffee weekly
- Top 3 Tip Top Ice Cream Sales in Canterbury
- Strong Financials: Projected turnover of \$1.9M (incl. GST) with a 74% margin

- Long-Term Lease: Secure until 2033
- Historic Legacy: Nearly 100 years of hospitality history at Scarborough Park
- **Unique Destination:** Best beachside dining location in Canterbury with unparalleled views and community integration

Website

<https://www.scarboroughfare.info/>