



For Sale

Location: **Sydney**

Asking: **\$215,000 + SAV**

Type: **Hospitality-Restaurants / Hospitality-Bars**

Longstanding Beautiful Lounge Bar & Restaurant. Amazing Location and Incredible set-up!

Listing Number: 1AU053

Longstanding Beautiful Lounge Bar/Restaurant, Amazing Location and Incredible set-up!
Great potential to grow as, currently only operating short hours.

Asking price \$215,000

On offer is a beautiful and modern lounge Bar/Restaurant established in early 2020 and located in a very busy and popular shopping Centre in the Sutherland shire.

It is reputed for its excellent service, cool cocktails and great food.

Currently staff operated only.

Only trading for 3 dinner services and 1 lunch service.

Long Lease until 2026 with an option to renew for further 5 years.

Amazing setup and all the kitchen equipment are in good condition.

Space to sit around 80-120 guests, with outdoor space available.

Fridges, freezers, POS systems and monitors for menu are in place.

Toilets and separate storage room on premises

Full training provided and easy transition. This is great opportunity for Owner operator.

Excellent opportunity, vendor asking price is just \$215,000.

Potential

Increase the trading hours. Open for mornings as a licensed café/restaurant.

Introduce the delivery platforms.

Expand the menu and the offerings.

All above should increase the volume of sales per month.

Cost to Acquire

Business: \$215,000 Plus SAV.

6 months lease bond

1month rental advance

Legal fees for buying the business and lease transfer cost.

The Purchaser to make his/her own investigations and inquiries in relation to the business and not to rely upon warranty or statement made by the vendor or by anyone on his/her behalf.

Keywords: Lounge Bar/ Restaurant

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