



For Sale

Location: **TAS**
Asking: **Passive Investment \$1,400,000**
Type: **Hospitality-Cafes**

Passive Investment Latrobe Georgian Style Building

Rare Georgian style heritage building with a tranquil courtyard is looking for new landlord.

Current owners, since circa 2010, have done extensive renovations and given an all-new look since they took over this property. This iconic establishment is spread over approximately 1214 square meters, with beautifully landscaped courtyard gardens that would want you to immerse yourself in the serenity of nature.

Prepare to be captivated by the epitome of timeless sophistication- Axminster Carpets in the gift shop, staircase and upstairs. Cafe has polished floorboards, quirky pictures on the wall and classic furniture setting, patrons are guaranteed delight by views of the garden, quality food and plenty of natural light.

Some highlights of this investment:

- >Latrobe is one of the leading suburbs in terms of fastest housing growth in Tasmania.
- >Main road frontage.
- >Upstairs are 4 rooms with French ceilings, kitchen, office and bathroom (toilet and shower).
- >French cafe downstairs with courtyard.
- >Thousand of visitors visit Latrobe every year, widely popular for historic buildings, only 12 minutes from Devonport-Spirit.
- >Cafe indoor seating for approx 38 & 60-70 patrons outdoors.
- >Equipped with approx 35 solar panels, low power costs.
- >Brand new toilet block in the courtyard.

Enquire for an inspection.

Contact Paul Scott on 0477 771 098 or Praveen Pant on 0432 256 682 email:

pauls@businessbrokersnetwork.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

Contact:

Paul Scott
or **0477 771 098**

aubizbuysell.com.au/121193

Business Brokers Network
Australia
Broker Ref: 20379.1

