



## For Sale

Location: **VIC**

Asking: **\$29,000**

Type: **Hospitality-Cafes / Asset Sales**

### Chattel Sale - Fully equipped cafe - South Yarra

An exciting opportunity to acquire a chattel sale of a cafe in the heart of South Yarra. Perfectly suited for a coffee and sandwich setup, this cafe is easy to manage and offers plenty of potential for a new operator to make it their own.

With a secure 3+3 lease commencing May 2024 and a super low rent of only \$693.27 per week, this is an affordable entry into one of Melbourne's most sought-after cafe precincts. The cafe is set up for simplicity, making it ideal for both first-time buyers and experienced operators looking to establish a new concept.

#### Key Highlights:

Secure 3+3 lease (commenced May 2024)

Super low rent of just \$693.27 per week

Chattel sale no goodwill, purchase the fit-out and equipment only

Perfect for a coffee and sandwich concept

Affordable entry point into a blue-chip suburb

Prime South Yarra location with steady foot traffic

This is a great chance to secure a well-positioned business with low overheads in a sought-after location.

#### Disclaimer:

Please note that some details about the business for sale are confidential. Disclosure of such information is subject to the completion of a Confidentiality Agreement and at the discretion of the broker.

Images are for advertising purposes only and may not reflect the actual business. The displayed suburb may differ from the actual location.

### Contact:

Sumit Aneja  
0433 950 304

[aubizbuysell.com.au/129891](https://aubizbuysell.com.au/129891)

Business Brokers Network  
Australia  
Broker Ref: 24665

