



For Sale

Location: **TAS**
Asking: **\$99,990 + SAV**
Type: **Hospitality-Cafes**

Best Equipped Moonah Cafe Great Location Superb Food Brilliant Low cost opport @ O/O \$99,990 WIWO

This Cafe has all the ingredients to be an extraordinarily successful business, it has

A glowing reputation with a 4.8 google star rating from 260 reviews, UberEATS has 4.8 from 140 reviews, 475 followers on Facebook. Customers are commenting on the quality food and friendly service.

The plant & equipment is both expansive and includes well known quality brands, walk-in cool-room, kitchen layout provides for efficient and timely service. No expense spared in either cost of plant & equipment and or the decor.

Main street high profile position is ideal, with parking on the street and at the rear of the building, is ideal to capture foot traffic, pedestrians and foodies.

Attractive, modern and stylish layout, allowing for approximately 32 plus dinners.

The operators pride them selves on buying local, creating dishes from scratch, making their own sauces and garnishes.

Currently only operating 4 days a week, serving premium Campos coffee.

The price includes all stock, plant and equipment, recipes, training and introductions, the asking price is well below replacement cost of the plant and equipment.

A love of food, will suffice here, the menu is simplistic, comprises. all day breakfast, Toasties and Burgers, Sweets and a range of hot and cold non-alcoholic drinks and beers, wines and spirits.

There is approximately 6 plus years remaining on the lease with a further option.

Contact:

Paul Scott
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Australia
Broker Ref: 25093.1



The premises could well suit a cuisine change or distillery addition.

Potential to expand seating into the arcade next door, subject to the landlords permission, certainly trading extra hours and by taking advantage of the liquor license, turnover and profit could be increased. This could well be a cafe by day and a restaurant by night.

Don't buy elsewhere until you have inspected this potential gold mine.

Phone Business Broker Paul Scott on 0477 771 098. pauls@businessbrokersnetwork.com.au or Praveen Pant on 0432 256 682 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; Please Note: All figures quoted are approximate.