



For Sale

Location: **Hobart**
Asking: **Offers Over \$1,299,000 +sav**
Type: **Retail-Food Dairies/Superettes**

IGA Rokeby Supermarket Turnover \$70,000k pk Offers Over \$1,299,000+sav Netting in excess of \$400K

Outstanding opportunity to purchase a nationally branded Supermarket with key features of population growth, strong repeat trade and community loyalty. Selling the necessities of life.

Situated in a growth Hobart suburb on the Eastern Shore, Rokeby is enjoying increasing population growth, with many new homes approved for development in the coming months.

New housing estates in the pipeline. Approximately 4500 people in Rokeby and growing rapidly.

The owners have made a number of improvements, such as new shelving, a \$25k walk-in-freezer improved the presentation and appearance.

Also sells Lotto scratchies, owner advises that with ease it can be converted into a full Lotto outlet.

This is a well established branded supermarket, is convenient for locals, is well stocked and the friendly staff offer an enjoyable shopping experience, where individuals names are remembered and used.

Diverse product range, excellent range of fruit and veg, extensive variety of frozen goods, dairy products, general groceries, homeware items, confectionary, drinks and much more. Stock approximately \$300k

For customers convenience there is an ATM dispensary which attracts customers and provides supplementary income to the owners.

There is a large range of plant and equipment included, security monitor and 16 cameras, vendors will provide training, introductions and a flexible handover.

All staff are well trained and knowledgeable employed on a casual basis, currently managed by one working owner.

Contact:

Paul Scott
or 0477 771 098

aubizbuysell.com.au/132316

Business Brokers Network
Australia
Broker Ref: 25636



Seven year lease commenced in July 2023, plus 3 x 5 year options, rent is approximately 3.5% of turnover.

Trading 7 days a week, 7 am till 7 pm.

The store has plenty of easy accessible parking, on the level, no step inclines.

An ideal opportunity for experienced multi store owners, working operators and or investors as there are two experienced seniors capable of management roles.

Enquire today to receive a confidentiality agreement. This will not last.

Contact Paul Scott on 0477771098 or email pauls@businessbrokersnetwork.com.au or Praveen Pant 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, some photos are generic