



## For Sale

Location: **TAS**  
Asking: **For Lease \$450+gst+og weekly**  
Type: **Retail-Food Other**

### Vacant shop for lease blank canvas potential grocer cafe takeaway bottleshop STCA \$450+gst per week

High-Exposure Retail Opportunity Former Waverley Top Shop

Positioned on a prominent main road frontage, this well-known site previously trading as the Waverley Top Shop presents an exciting opportunity to re-establish a local favourite.

With limited competition in the immediate area and consistent local demand, this property offers excellent potential for a motivated operator to bring their vision to life.

#### Flexible Business Potential

Subject to council approval, the premises could suit a variety of uses including:

Convenience store / grocer

Cafe or takeaway

Bottle shop

Tobacconist or specialty retail

#### Key Features:

High visibility main road location

Established trading history

Strong local catchment

Vacant possession start immediately

Affordable weekly rent to support business growth

This is an ideal opportunity for:

### Contact:

Paul Scott  
or [0477 771 098](tel:0477771098)

[aubizbuysell.com.au/132667](http://aubizbuysell.com.au/132667)

Business Brokers Network  
Australia  
Broker Ref: 25793



Owner-operators looking to start their own business

Existing operators seeking to expand into a proven location

Rent \$450+gst+outgoings weekly.

Contact Paul Scott on email [pauls@businessbrokersnetwork.com.au](mailto:pauls@businessbrokersnetwork.com.au) or Praveen Pant 0432 256 682

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