

Licensed Cafe for Sale Hunter Valley

CAFÉ FOR SALE

HUNTER VALLEY

Lifestyle.
Location.
Opportunity.



An exceptional opportunity to own an established café in the heart of the Hunter Valley wine region.

Prime Hunter Valley location

Fully licensed café & hospitality business

Established customer and visitor following

Surrounded by wineries, cellar doors and tourism attractions

FOR SALE

A unique lifestyle and business opportunity

For Sale

Location: **NSW**
Asking: **\$125,000**
Type: **Hospitality-Cafes**

Live the Hunter Valley Lifestyle Established Licensed Cafe Business For Sale

Looking for a lifestyle change, a tree change and the opportunity to own your own business in one of NSW's most desirable regional destinations?

This is an exceptional opportunity to take over an established, fully licensed cafe and hospitality business in the heart of the Hunter Valley.

Set amongst the vineyards and surrounded by the region's renowned wineries, cellar doors, restaurants, accommodation and tourism attractions, this business offers more than just an income it offers the chance to live and work in the Hunter Valley lifestyle you've been dreaming about.

Why make the move?

Imagine starting your day in the Hunter Valley, building a business in a beautiful tourism destination and enjoying a more relaxed pace of life outside of work.

The business is ideally suited to someone looking to an individual or couple looking to build upon this profitable enterprise.

2026 financial summary:

Sales: \$439,804

Gross Profit: \$286,692

Adjusted Net Profit to 2 working owners: \$160,000 approx.

If replacing one owner with an employee, adjusted net profit: = \$90,000 approx

Lease: 3+3 years, began August 2024

Open 6 days per week (closed Wednesdays). Trades from 8am to 3pm.

Highlights include:

Contact:

Matthew Grech
0408 299 888

aubizbuysell.com.au/134143

Business Brokers Network
Australia
Broker Ref: 26298



- * Established cafe and hospitality business
- * Prime location within the Hunter Valley wine region
- * Fully licensed operation
- * Established customer and visitor following
- * Strong tourism-driven location
- * Beautiful surroundings and relaxed regional environment
- * Scope to grow the business further by extending trading hours
- * Ideal for an owner-operator, couple or hospitality professional

Whether you're escaping the city, looking for a better work-life balance or simply dreaming of waking up every day in the Hunter Valley, this could be the opportunity you've been waiting for.

Own the business. Change the lifestyle. Live the Hunter Valley dream.

For Sale \$125,000 WIWO (includes stock and assets)

Contact Matt Grech for more info 0408 299 888

*Location description may be approximate, and images may not be representative of actual business for sale.

THE PURCHASER TO MAKE HIS/HER 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.