



For Sale

Location: **Sydney**
Asking: **\$90,000 WIWO**
Type: **Hospitality-Cafes / Hospitality-Restaurants**

Cafe - Takeaway - Restaurant - Retail

Business Reference Code : PB1534

CAFE & SHISHA LOUNGE FULLY FITTED HOSPITALITY OPPORTUNITY

ASKING PRICE: \$90,000 WALK-IN WALK-OUT

Western Sydney | Currently Not Trading | Approx. 150 sqm | Seats 80-90

Annual Rent: \$56,359 + GST

Lease : Current lease expires in January 2029 + 2 years option, 3 months rent bond and CPI annual rent increases.

GENERAL DESCRIPTION

This is an outstanding opportunity to acquire a fully fitted and furnished Cafe and Shisha Lounge in a prominent Western Sydney location.

The business is currently not trading, making this an ideal opportunity for an owner-operator or hospitality group looking to establish a new concept without the significant cost and time associated with a new fit-out.

The premises have been recently renovated and present in excellent condition, with a substantial amount of commercial equipment already in place.

The purchaser can bring their own menu, branding, concept and operating strategy and take advantage of the existing infrastructure.

Contact:

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Business Brokers Network
Australia
Broker Ref: 26409



Whether you are an experienced cafe operator looking to expand, a first-time hospitality entrepreneur, or a franchisor seeking a suitable location for a new franchise concept, this property provides a flexible platform to establish a successful food and beverage operation.

COMMERCIAL EQUIPMENT & FIT-OUT

The premises are equipped with a comprehensive range of commercial hospitality equipment, including:

- * 6 Refrigerators, comprising:
 - * 2 Bench Fridges
 - * 3 Display Fridges
 - * 1 Pizza Preparation Fridge
 - * 1 x 9-Flavour Ice Cream Freezer
 - * 1 x 2-Door Commercial Freezer
 - * 1 x Double-Flavour Twist Soft Serve & Acai Machine
- * 1 x Walk-In Cool Room
- * 1 x Walk-In Freezer Room
- * Ducted air-conditioning
- * 6 LED Screens
- * Security camera/CCTV system
- * POS system
- * Office space
- * Customer/staff toilet
- * Dedicated storage room

The extensive existing infrastructure provides significant savings compared with establishing a new hospitality venue from scratch.

Potential concepts include:

- * Cafe
- * Restaurant
- * Pizza shop
- * Dessert bar
- * Ice cream shop
- * Juice or acai bar
- * Cafe & dessert concept
- * Takeaway food business
- * Franchise operation
- * Other food and beverage concepts, subject to landlord and relevant approvals

With the existing fit-out and other infrastructure already in place, the purchaser can potentially reduce the capital expenditure and establishment time normally associated with opening a new venue.