

Waterfront Restaurant and Bar for Sale Melbourne



For Sale

Location: **Melbourne**

Asking: **\$79,000**

Type: **Hospitality-Restaurants / Hospitality-Bars**

SENSATIONAL WATERFRONT RESTAURANT & BAR \$150,000 FIT-OUT CHATTEL SALE ONLY \$75,000

SENSATIONAL WATERFRONT RESTAURANT & BAR PATTERSON LAKES
\$150,000 FIT-OUT CHATTEL SALE ONLY \$79,000

An outstanding opportunity to secure a beautifully presented, near-new restaurant and bar in an amazing waterfront position in Patterson Lakes.

Only approximately two years old, this venue was established with an estimated \$150,000 invested into the fit-out and equipment and presents exceptionally well throughout.

Due to a genuine change in family circumstances, the owner has made the difficult decision to sell creating an opportunity for the next operator to acquire the entire set-up for just \$79,000.

His loss could very much be your gain.

This is a genuine walk-in opportunity with the hard work, major capital expenditure and establishment costs already taken care of.

INCREDIBLE WATERFRONT LOCATION

The location is undoubtedly one of the major attractions.

Positioned in Patterson Lakes, the restaurant enjoys a superb waterfront setting that provides an atmosphere extremely difficult to replicate in a conventional retail strip.

The combination of water views, indoor and outdoor dining and an attractive modern fit-out gives the venue genuine destination appeal.

There is seating for approximately:

30 patrons inside
20 patrons outside
Approximately 50 seats in total

The outdoor dining area takes advantage of the waterfront environment and provides an excellent setting for lunches, dinners, drinks and relaxed weekend dining.

CURRENTLY TRADING VERY LIMITED HOURS

One of the most exciting aspects of this opportunity is just how limited the current trading hours are.

The business currently trades:

Contact:

Brian Budd
0417 303 196 or [03 9088 4151](tel:0390884151)

aubizbuysell.com.au/134470

Business Brokers Network
Australia
Broker Ref: 26437



Tuesday, Wednesday & Thursday

Dinner only approximately 5:00pm to 8:00pm

Friday, Saturday & Sunday

Lunch approximately 12:00pm to 2:00pm

Dinner approximately 5:00pm to 9:00pm

Despite these very manageable hours, current sales are approximately \$10,000 per week.

For an energetic new operator, the existing hours highlight obvious potential to further develop the venue through longer trading hours, expanded lunches, weekend afternoon trade, functions, events, takeaway and delivery.

APPROX. \$150,000 FIT-OUT JUST TWO YEARS OLD

A significant amount has been invested in establishing the premises.

The venue offers an impressive modern fit-out together with near-new, state-of-the-art commercial equipment.

Features include:

Modern restaurant and bar fit-out

Quality commercial kitchen

State-of-the-art equipment

Walk-in facilities

Indoor and waterfront outdoor seating

Liquor licence

Approximately 50-seat capacity

Established online ordering/delivery platforms

Strong local following

Fully staffed operation

Excellent presentation throughout

Walk-in, walk-out opportunity

A purchaser can avoid the considerable cost, time and uncertainty associated with designing, fitting out and establishing a hospitality venue from scratch.

ESTABLISHED SALES HUGE SCOPE TO GROW

Current sales are approximately \$10,000 per week, achieved while operating relatively short hours.

The venue attracts a combination of local customers, walk-in trade and orders generated through online platforms.

There is considerable scope for an incoming operator to put their own stamp on the premises and potentially increase turnover by extending the existing trading hours and making greater use of this outstanding location.

The premises could suit an experienced hospitality operator, chef/owner, partnership or hospitality group looking for a quality waterfront venue without the cost of establishing one from the ground up.

LEASE DETAILS

Current lease through to November 2027, with a further five-year option available.

Rent is approximately \$7,883 per month + GST + outgoings.

For a venue offering this level of presentation, waterfront positioning and substantial existing fit-out, the opportunity deserves serious consideration.

CHATEL SALE ONLY \$79,000

With approximately \$150,000 invested in the fit-out and equipment, an asking price of only \$79,000 represents an exceptional opportunity for the right operator.

The owner is selling due to changed family circumstances rather than a desire to walk away from the location or the quality of the premises.

Enquire online at: subizbuysell.com.au/134470

Waterfront Patterson Lakes location. Near-new fit-out. Approximately \$10,000 weekly sales on limited hours. Liquor licence. Fully staffed. \$200,000 fit-out. Asking just \$75,000.

Opportunities to acquire a hospitality venue of this standard at a fraction of the establishment cost are difficult to find.

Inspection is highly recommended.