



For Sale

Location: **Sydney**
Asking: **\$425,000 + SAV**
Type: **Hospitality-Cafes / Hospitality-Restaurants**

Licensed Cafe and Restaurant, Cronulla | Prime Location, Large Kitchen, Since 2017

Excellent location this large restaurant has been part of Cronulla since 2017, right in the heart of the action.

The day begins with takeaway coffee at the front counter and finishes with a relaxed dinner service, so the venue earns from early morning until 9pm, seven days a week.

The menu is varied enough to look after a table of mixed tastes, whether that's a family, a group of friends or a quick coffee on the go. Reviewers describe the food as fresh, generous and good value, and the business runs a genuinely healthy gross profit of \$502,00. The lease runs to June 2032 with two further options (3+3).

Behind the scenes there's a large, professional kitchen with good equipment, rear laneway access for takeaway and two parking spaces out the back. The fit out, plant and equipment and the restaurant liquor licence all transfer with the sale, so a new owner steps straight in.

The site sits close to a major residential development set to bring over 400 new residents to the area on completion in 2027, right on the doorstep of this business.

The vendor is now moving on to other business interests, which opens the door for someone new to bring fresh energy and their own concept to a well-established, well-located venue.

Key Highlights

- * Prime Cronulla location, established trade since 2017
- * \$502,004 gross profit a genuinely profitable, well-run operation
- * Large, professional kitchen with quality equipment
- * Long, secure lease to June 2032 plus 3+3 options
- * Fully fitted out plant, equipment and fit out all included
- * Restaurant liquor licence included in the sale

Contact:

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* Rear laneway access for takeaway plus two on-site parking spaces

* Set to benefit from a major new development of 400+ residents completing 2027

* Flexible format scope for a new owner to bring their own concept and menu

* Seven-day trade, 7am to 9pm

Growth Potential

The vendor sees genuine scope for a new owner to refresh the concept and menu to their own strengths. The approaching development will bring a wave of new local residents, and the restaurant liquor licence leaves room to build the dinner and beverage side further.

Buyer Suitability

Ideal for an experienced operator who wants a fitted-out, well-located venue with a loyal local following and the freedom to shape their own concept. Would also suit a hands-on owner-operator drawn to the location and kitchen setup.

Contact the broker on 0400 440 440 for more information. For a quicker turnaround, complete our Confidentiality Agreement:

<https://api.thebrokerageconnection.com.au/widget/form/5rd89rHVecI7l100XcL6>