

For Sale

Location: **NSW**
Asking: **\$99,000 + SAV**
Type: **Hospitality-Cafes**

THE PERFECT LOCATION - NEWCASTLE'S EAST END CBD - BUSTLING AND POPULAR EAST END LOCATION

About the business:

Generates an adjusted net profit at arms length of circa \$95,000. This quality highly profitably Caf  and Restaurant is perfectly located in the heart of Newcastle's bustling East End CBD. The owner is reluctantly selling the business because he is now living overseas, so it's time for this incredible caf  business to be sold. The business currently offers a simple Modern Australian breakfast and lunch menu which is supported by profitable after hours' functions and events. The business would benefit from an active owner driven to make the most of the brilliant location, high quality fit out and relaxed atmosphere. The caf  offers an intimate downstairs dining area for up to 50 people and a large open plan area upstairs that can accommodate up to 60 people. The business is highly profitable with accountant figures available and has an amazing long term lease with option till 2037, and a maximum seating capacity of 110 people.

About the opportunity:

A new owner can allow the current staff to operate the business, or benefit from investing time and effort to make this great and profitable cafe, even better. There are significant opportunities to grow the business further which could include focusing on profitable functions and events or expanding distribution with local delivery options. Features of the business include; an incredible lease with options till 2037, rent less than 10% of turn over, quality, highly profitable and well-regarded business with plenty of upside, great lifestyle and location and on-premise liquor licence.

Being a successful business in a great location, it provides a great income and lifestyle with many opportunities to achieve even greater success into the future.

If you are interested in finding out more about this quality opportunity, visit www.merchantbrokers.com.au simply register online for more information or call Ian Jones on 1300 BROKER or 0402 111 500.

Contact:

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