



For Sale

Location: **Melbourne**

Type: **Hospitality-Cafes / Hospitality-Restaurants**

FULLY LICENCED CAFE/RESTAURANT CAULFIELD AREA - NO NIGHTS

Exclusively listed with Trident Business & Corporate Sales this café has the lot. On a main road location this large modern café is 4 shops combined. Seating 140 inside/outside it also has a beautiful outdoor courtyard & a separate decked outside kids play area. Inside the set up & equipment is 1st class with nothing to spend. It comes fully equipped with 2 kitchens, separate dishwashing room with new large industrial dishwasher & 4 customer toilets. There is also plenty of storage areas, 2 separate staff quarters & a managers office with a security system. Its open 7 days from 7am - 4pm, this leaves ample room for an eager entrepreneur to extend the operating hours & really take this business to the next level. Its also suitable for large functions.

Business Information:

- Taking \$18,500 per week
- Lease 9 years with options
- Rent \$2,350 per week including G.S.T (4 shops)
- High net profits
- \$330,000 Negotiable.

For a confidential discussion & a inspection call Theo Tzimas from Trident now on 0407444774 TRIDENT Business and Corporate Sales and/or their agents have been given exclusive authority to market and sell this business for the Vendor. Therefore, they give notice that all information given in relation to this property, whether contained in this document or given orally, is given without responsibility and has not been audited by us. People intending to purchase should satisfy themselves as to the accuracy of all information before proceeding. TRIDENT does not accept, and specifically excludes any and all liability relating to the business.

(Our reference T 1318) - Some images used for illustration purposes only - TRIDENT Business reserves the right to limit the release of information to parties who do not disclose their full contact and identity details to the listing agent upon inquiring about this business.

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