



# For Sale

Location: **Sydney**  
Asking: **\$385,000 + SAV**  
Type: **Hospitality-Cafes**

## Unique Cafe with Liquor License for sale in the Sutherland Shire. 70 kilo of coffee per week

Average Weekly Turnover \$22,000.  
Average Weekly Profit \$7,885.  
Under Semi management.  
Rent only \$850 Per Week.  
Long Lease 4 + 5 + 5.  
70+ Kilo of coffee per week.  
Large outdoor seating area.  
Basic Modern Australian Caf   Foods.  
Ability to trade nights as a restaurant or for functions.  
On Premises Liquor License.  
Tap Beer system.  
Prime Location on busy main road.  
Recently New fit out.  
Total Seating for approximately 75 (20 indoors and 55 outdoors).  
Surrounded by other Retail Shops.  
Quality coffee brand be served.  
All equipment is unencumbered.  
Thousands of daily passing traffic.  
Limited Competition.  
Secure the business now before it is SOLD.

Ref# 1077  
Clifford Forster

For more information request a Business Profile at:  
[www.universalbusinessbrokers.com.au/1077](http://www.universalbusinessbrokers.com.au/1077)

### PLEASE NOTE:

THE PURCHASER IS TO DO THEIR OWN INVESTIGATION INTO TO THE BUSINESS AND NOT RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR ANYONE ON THEIR BEHALF.

## Contact:

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Business Brokers Network  
Australia  
Broker Ref: 1077.8

