

Sold



Launceston



HIGHLY RATED ESTABLISHED CAFE EASY TO OPERATE FANTASTIC PRESENTATION BUSY SITE IN CBD LAUNGESTON

This site is a dream for every cafe operator, with thousands of cars passing every day and equal pedestrian traffic. Established circa 2013, it is one of the most popular & oldest cafes in town. Owners have enjoyed steady income and repeat customers.

Popularly known for its unique Yellow Door entrance. This cafe serves a menu that is easy to prepare without the need for a chef.

It is a rare offering for new motivated entrepreneurs to take over a business that is centrally located and have a reputation for its food and drinks.

Standout features include:

- Main road frontage-CBD location, offering free advertisement to the business.
- New lease available with a nominal rent.
- 1 private parking space is included in the lease for owners.
- Immaculately clean council-approved kitchen, potential to add a canopy, & extend for multiple uses (stca).
- Easy to cook menu serving-Hot & cold drinks, 36 smoothies, treats & desserts and other recipes that will be provided to new owners.
- Wow Factor!! Top rated-4.6 stars on Google, one of the top-rated cafes on Restaurant Guru.
- Easy to operate system and menu, allowing peace of mind to an operator.
- Cafe's decor and interiors are highly talked about by patrons, consistent repeat customer base comprising locals and tourists.

Price	SOLD
Property Type	Business
Property ID	1040

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,
7250 Australia
0432256682



-Congenial trading hours Mon to Fri-8 am to 2.30 pm & Saturdays/
holidays-8.30 am to 1.30 pm.
-Approx. 15 kg Coffee sales every week.

This site is ideal for anyone who wishes to take over an existing cafe and enjoy a great lifestyle.

Indoor seating for approx 25-30 and outdoor seating approved for approx 10 patrons, this cafe offers the potential to add more equipment in the kitchen and turn it into a fully licensed venue stca.

Sky is the limit for a motivated operator, this business would suit anyone who is looking to buy their first business or someone who loves a relaxed work life. This business may be suitable for immigration purposes/491.

Leasehold sale price \$80,000+sav.

Enquire for a confidential discussion, information will be shared with qualified buyers. Contact Paul Scott email: pauls@tasbps.com.au ph 0477 771 098 or Praveen Pant email: praveenp@tasbps.com.au ph 0432 256 682

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are approximate.

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