



78 Gilbert St, Latrobe



LOW INGOING ASKING \$50,000+SAV, REPUTED FRENCH FULLY LICENSED CAFE HUGE POTENTIAL IN LATROBE

Madame M Cafe Latrobe Tasmania

For sale, first time in 14 years, this exclusive opportunity to lease a beautifully setup cafe with a tranquil courtyard.

Current owner have been operating this business circa 2010, with beautifully landscaped courtyard gardens Madame M Cafe is located besides Georgian style heritage building.

New owners of this cafe could setup a wine bar and supper club-already fully licensed.

Some highlights of this opportunity:

- >Latrobe is one of the leading suburbs in terms of fastest housing growth in Tasmania.
- >Casual staffing arrangement.
- >Main road frontage of the building offers plenty of free advertising.
- >Courtyard besides the cafe is ideal for functions, weddings, musical gigs etc. Sky is the limit.
- >Loyal repeat customers ranging from locals and tourists, cafe is popular for fresh food, high tea and coffee.
- >Thousand of visitors visit Latrobe every year, widely popular for historic

Price	\$50,000+SAV
Property Type	Business
Property ID	1937

AGENT DETAILS

Paul Scott - 0477771098
Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,
7250 Australia
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buildings, only 12 minutes from Devonport-Spirit.

- >Cafe indoor seating for approx 38 & 60-70 patrons outdoors.
- >Building is equipped with approx solar panels, meaning low hydro costs.
- >Brand new toilet block in the courtyard for the cafe.
- >Brand new lease, weekly rent approx \$800.00 per week+gst+outgoings.
- >Extensive list of chattels included in the sale.
- >Potential to take advantage by renting upstairs luxury accommodation.

There are no financials supplied with this sale. If you are looking to step into hospitality or expand your existing business then look no further.

Please fill out a confidentiality agreement for more information.

Phone Business Broker Praveen Pant on 0432 256 682.

praveenp@tasbps.com.au or Paul Scott on 0477 771 098

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INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS
AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY
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Please Note: All figures quoted are approximate.

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