



37-39 Emu Bay Rd, Deloraine



## FHGC BAKERY, RESIDENCE, SHOP & LAND PAY ONLY FOR BUILDING & FITOUTS

A RARE OFFERING IN DELORAINE, TASMANIA Priced to SELL!

Pay only for the building and the bakery fit-outs.

We are excited to present, a freehold going concern bakery and cafe with multiple income streams from retail and wholesale trade, gift shop and a 3 BR home to live in or lease out.

Deloraine Town Cafe Bakery was established by the existing owners circa 9 years ago and has been highly rated by its many customers.

The core business includes a retail bakery with cafe offering wide variety of sweets and savouries, brekkie's, lunch, all day fixed menu, hot and cold drinks.

Located centrally in the heart of Deloraine, this bakery cum cafe operates 6 days a week and is loved by all locals, tourists and anyone in the area who is looking for fresh food and best coffee.

Business is operated by 2 working owners who work around 30 hrs/week with the help of full-time bakers and staff.

This is an outstanding freehold opportunity that has the following salient features:

|               |          |
|---------------|----------|
| Price         | By EOI   |
| Property Type | Business |
| Property ID   | 1943     |

### AGENT DETAILS

Praveen Pant - 0432 256 682  
Paul Scott - 0477771098

### OFFICE DETAILS

Tasmanian Business and Property  
Sales

31 Encee Dr St Leonards, TAS,  
7250 Australia  
0432256682



Own a reputed, long-established business with great cash flow, a smart operator would know that it is no secret that a great bakery like this means plenty of dough.

Grumpy Dragon gift shop is over stocked with a wide variety of sought after items, is owner operated.

Current owners enjoy a great lifestyle in this vibrant Tasmanian town.

Operate the bakery and enjoy rental income from the gift shop and the 3 BR home on the first floor.

Plenty of private parking (approx)-7.

Free off-street parking is available for customers.

Location-Deloraine is a gateway to popular tourist attractions like Cradle Mountains, Liffey Falls and more. No shortage of customers.

3BR Home-Ideal for owners to live or rent out for a minimum of \$380/week.

Separate power meter setup for shop and home.

Regular repeat retail and wholesale customers.

Average weekly wholesale trade is approx \$3,000-\$4,000. Potential to increase sales.

Seating indoor approx-35.

Seating outdoor approx-15, potential to put more outdoor furniture.

Land area-approx 1,100 sqm

There is huge potential to increase wholesale trade by advertising and implementing effective marketing techniques. This is a rare offering which is a walk-in walk-out sale (extensive plant & equipment and stock included in sale).

All the hard work to set up a profitable business has been done by the current owners. This is an ideal opportunity for an astute businessman, working couple or a baker who is now ready to be their own boss and earn a great income.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au

**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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