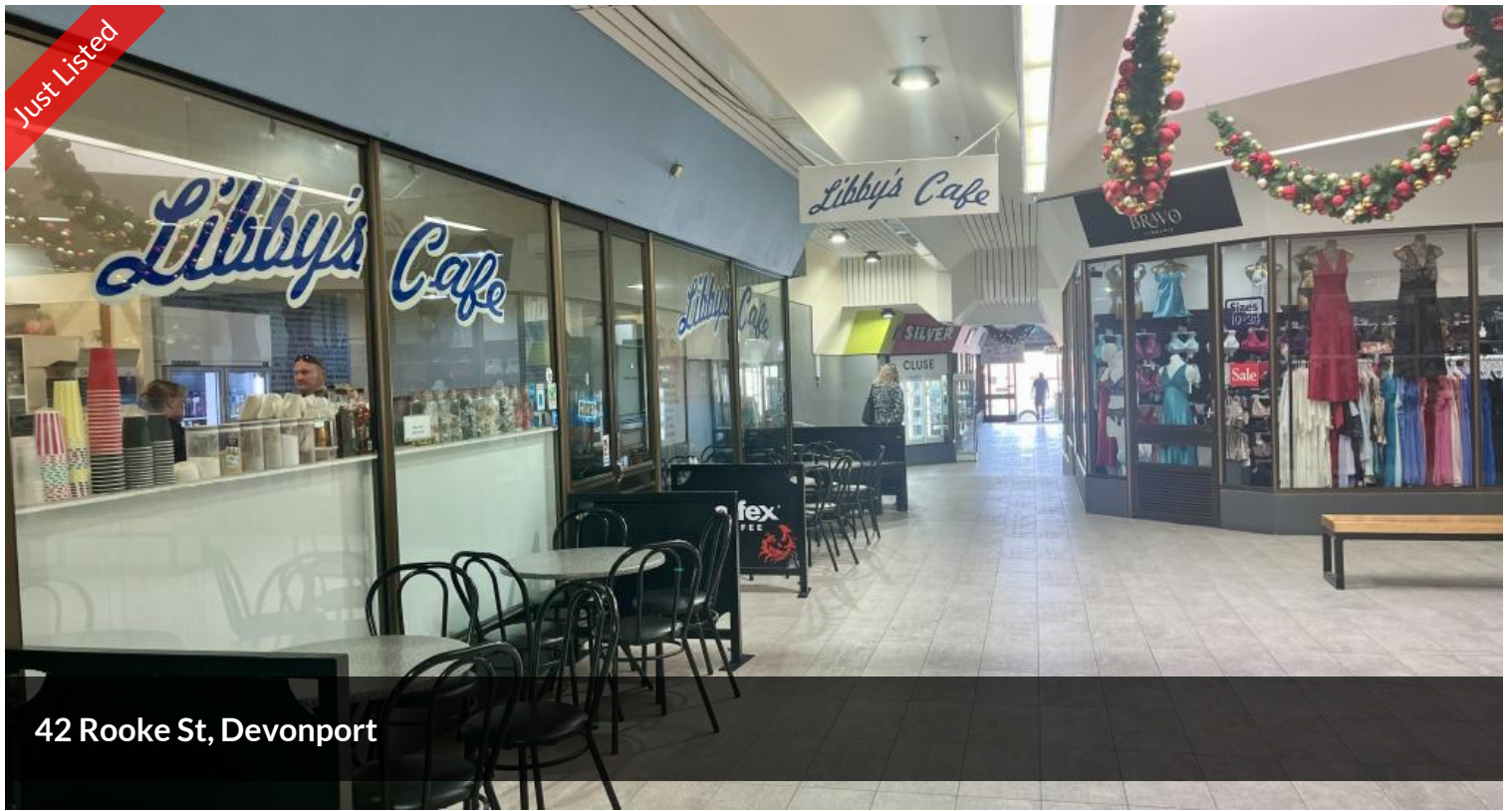


Just Listed



42 Rooke St, Devonport



## LONG ESTABLISHED FULLY LICENSED LIBBY'S CAFE IN HUB ARCADE T/O \$7,300+ PER WEEK

Here's your chance to own a well-established and profitable fully licensed café in one of Devonport's busiest locations!

Situated within the bustling Hub Arcade, Libby's Café has been serving satisfied customers for a very long time and current owners since 2012, and now the current owner is ready to move on and explore new ventures and divest.

With thousands of daily visitors passing through the Arcade, this prime spot guarantees a steady flow of customers, making it a fantastic opportunity for any prospective owner. The café boasts a fully licensed premises with seating for approximately 36 people indoors and 18 outdoor seats.

Why is this a great opportunity?

**Strong Customer Base:** Loyal repeat customers keep the café thriving.

**Untapped Marketing Potential:** With minimal investment in marketing so far, there is significant room for growth by implementing strategic promotions.

**Consistent Profits:** This business already offers reliable income, perfect for

<b>Price</b>	OFFERS OVER \$82,000+SAV
<b>Property Type</b>	Business
<b>Property ID</b>	2010

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Eence Dr St Leonards, TAS,  
7250 Australia  
0432256682



someone seeking a profitable venture.

**Flexible Operating Hours:** The current owner enjoys shorter working hours, leaving plenty of room for you to expand operations, particularly through the promotion of alcoholic beverages.

This café is ideally suited for a full-time owner or a couple looking to achieve higher returns on investment or someone looking for a work-life balance with further growth potential through effective marketing and increased hours of operation.

Don't miss out on the opportunity to take this thriving business to the next level!

**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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.