



10A Bangalee St, Lauderdale



## MINS FROM BEACH FULLY LICENSED CAFE SELLING FOOD DRINKS AND VIBES AVG WEEKLY TAKINGS \$6,000

Take the reins of a successful, fully licensed café operating just 27 hours per week. This is a fantastic opportunity for someone with a passion for food to own a thriving business in a busy and growing community with high traffic in the area.

Since taking over the business, the current owners have invested heavily in improvements having undertaken a complete new top to bottom fit out of the space, making this a turnkey operation. Due to a shift in career direction, they have made the tough decision to sell. All the hard work has been done for you.

With a vibrant colour scheme, an inviting atmosphere, and a brand that stands out, this café has built a loyal customer base across just 8 months of trading, reflected in glowing reviews and a consistent weekly turnover of over \$6,000.

The sale includes a comprehensive list of chattels, and the asking price barely covers the value of the mostly new equipment. In addition, the café has recently been approved for a liquor license, opening up further potential for growth.

No further investment is required – everything is in place and ready to go,

Price	OFFERS OVER \$79,000+SAV
Property Type	Commercial
Property ID	2022
Office Area	1 m2

### 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



with the business currently supported by casual staff, including an experienced chef and a second-in-charge.

The current lease runs until 2027, with options available for the new owner to negotiate. The landlord has indicated in writing that a lease extension is available. Suitable for an owner operator or anyone looking for a start in hospitality, with a complete new fit out, all to council codes and regulations with no expense spared, this business space is ready to operate successfully for years to come. Cheap rent in a thriving beach side community, the options are endless in this fantastic café/restaurant space.

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.**

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.