

Sold

## Launceston

### ESTABLISHED & REPUTED CAFE WITH LONG LEASE PERFECTLY POSITIONED IN CBD NORTHERN TASMANIA

We are proud to bring on the market for the first time since this business was established 6 years ago, a going concern, well established, a go-to destination for the best coffee and food in the Launceston CBD area.

Located in a busy tourism area with main road access and plenty of street parking. Business caters for a range of customers which includes tourists in the area, locals, corporate groups, companies, functions, schools etc.

This cafe scores full points in cleanliness and presentation which is evident from excellent social media reviews. Food quality is outstanding, and options to select from a delicious range of homemade sauces using fresh Tasmanian ingredients, offering a relaxed cafe style dining to all patrons.

Menu is extensive with a wide range of meals, hot and cold drinks, cakes and slices plus a liquor license to serve alcohol-based beverages.

This business ticks all the boxes, owner has done all the hard work and has decided to sell because of family health commitments.

New operators will be benefited from the below key features:

An extensive range of plant and equipment is fully owned by the current owner.

Long lease with options till the year 2028 and a cooperative landlord.

Staffing arrangements are in place.

Seating all indoors for approx 70 diners.

Large serving counters, big kitchen to prepare and cook for large groups/ parties or catering.

Separate office.

Toilets for male, female and disabled.

<b>Price</b>	SOLD for \$135,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	600
<b>Office Area</b>	1 m2

#### AGENT DETAILS

Praveen Pant - 0432 256 682

Paul Scott - 0477771098

#### OFFICE DETAILS

Tasmanian Business and Property  
Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



4.5 stars 350++ Reviews on Google, Tripadvisor and Facebook.

Many other salient features which a buyer will notice upon inspection.

Take your time to explore more about this opportunity, new owners with fresh energy and ideas would take this business to another level. Overall, this is a business which needs to be seen to appreciate.

The sale price includes all plant and equipment, training and introductions to both suppliers and customers.

Phone Paul Scott on 0477 771 098 or Praveen Pant on 0432 256 682 email pauls@tasbps.com.au/ praveenp@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; Please Note: All figures quoted are approximate.\***

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