



Launceston



HIGHLY RATED ESTABLISHED CAFE EASY TO OPERATE FANTASTIC PRESENTATION BUSY SITE IN CBD LAUNCESTON

This site is a dream for every cafe operator, with thousands of cars passing every day and equal pedestrian traffic. Established circa 2013, it is one of the most popular & oldest cafes in town. Owners have enjoyed steady income and repeat customers.

Popularly known for its unique Yellow Door entrance. This cafe serves a menu that is easy to prepare without the need for a chef.

It is a rare offering for new motivated entrepreneurs to take over a business that is centrally located and have a reputation for its food and drinks.

Standout features include:

- Main road frontage-CBD location, offering free advertisement to the business.
- New lease available with a nominal rent.
- 1 private parking space is included in the lease for owners.
- Immaculately clean council-approved kitchen, potential to add a canopy, & extend for multiple uses (stca).
- Easy to cook menu serving-Hot & cold drinks, 36 smoothies, treats & desserts and other recipes that will be provided to new owners.
- Wow Factor!! Top rated-4.6 stars on Google, one of the top-rated cafes on Restaurant Guru.
- Easy to operate system and menu, allowing peace of mind to an operator.
- Cafe's decor and interiors are highly talked about by patrons, consistent repeat customer base comprising locals and tourists.

Price	SOLD
Property Type	Business
Property ID	1040

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



-Congenial trading hours Mon to Fri-8 am to 2.30 pm & Saturdays/
holidays-8.30 am to 1.30 pm.
-Approx. 15 kg Coffee sales every week.

This site is ideal for anyone who wishes to take over an existing cafe and enjoy a great lifestyle.

Indoor seating for approx 25-30 and outdoor seating approved for approx 10 patrons, this cafe offers the potential to add more equipment in the kitchen and turn it into a fully licensed venue stca.

Sky is the limit for a motivated operator, this business would suit anyone who is looking to buy their first business or someone who loves a relaxed work life. This business may be suitable for immigration purposes/491.

Leasehold sale price \$80,000+sav.

Enquire for a confidential discussion, information will be shared with qualified buyers. Contact Paul Scott email: pauls@tasbps.com.au ph 0477 771 098 or Praveen Pant email: praveenp@tasbps.com.au ph 0432 256 682

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