



78 Gilbert St, Latrobe



CHARACTER FHGC BUILDING IN HISTORIC COUNTRY TOWN MULTIPLE USAGE STCA CAFE BNB WINEBAR

Rare Georgian style heritage building with a tranquil courtyard is looking for new owners.

Current owners, since circa 2010, have done extensive renovations and given an all-new look since they took over this property. Currently trading as a gift shop and a fully licensed French cafe. This iconic establishment is spread over approximately 1214 square meters, with beautifully landscaped courtyard gardens that would want you to immerse yourself in the serenity of nature.

Prepare to be captivated by the epitome of timeless sophistication- Axminster Carpets in the gift shop, staircase and upstairs. Cafe has polished floorboards, quirky pictures on the wall and classic furniture setting, patrons are guaranteed delight by views of the garden, quality food and plenty of natural light.

This property is configured for multiple usage stca. Some highlights of this opportunity:

- >Latrobe is one of the leading suburbs in terms of fastest housing growth in Tasmania.
- >Main road frontage offering free advertising.
- >Upstairs are 4 rooms with French ceilings, kitchen, office and bathroom

4 2 1,214 m2

Price	\$1.695 million WIWO
Property Type	Residential
Property ID	1104
Land Area	1,214 m2
Floor Area	400 m2

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

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



(toilet and shower), ideal to live or use as BNB.

>French cafe downstairs with courtyard, ideal for functions, weddings, musical gigs etc. Sky is the limit.

>Gift shop & gallery accessed from the front of the building, selling a range of gifts.

>Loyal customers ranging from locals and tourists, cafe is popular for fresh food, high tea and coffee.

>Huge potential to convert the gift shop into a fine dining chic-style restaurant, there is big demand for food in the area.

>Thousand of visitors visit Latrobe every year, widely popular for historic buildings, only 12 minutes from Devonport-Spirit.

>With separate access points in the property, the floor plan of this property easily allows for one or more sections of the property to be rented out separately without affecting the other.

>Cafe indoor seating for approx 38 & 60-70 patrons outdoors.

>Equipped with approx 35 solar panels, meaning low power costs.

>Brand new toilet block in the courtyard.

It is being sold as a freehold going concern by expressions of interest. There are no financials supplied with this sale. If you are looking for a perfect investment opportunity, then this property will not disappoint. It is a complete package-live and operate a business or we can find a tenant for an investor-sky is the limit.

Please fill out a confidentiality agreement for more information.

Phone Business Broker Praveen Pant on 0432 256 682.

praveenp@tasbps.com.au or Paul Scott on 0477 771 098

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.

Please Note: All figures quoted are approximate.

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