



17, 19 Paterson St, Launceston



## HIGHLY MOTIVATED VENDOR URGENT SALE PROFITABLE CONVENIENCE & TAKEAWAY STORE

With one of the most attractive rental rates on offer in the Launceston CBD and an owner selling due to retirement and rural pursuits, this business represents an excellent opportunity for a new operator with fresh energy to take over and lift it to another level. For example, the addition of a range of boutique Tasmanian beer and wines and accompanying treats will attract and keep a wider customer base.

Everything is here to expand retail sales and foodservice capacity with a full commercial kitchen and storage capacity to match. The new owner might benefit from readily available laneway and adjoining retail space to serve Breakfast, Brunch, Lunch or even Dinner.

Presently trading just 8am – 4pm weekdays there is ample opportunity to expand trading hours to take advantage of various segments of the market which includes a mix of locals and tourists.

The building and environs contain integrated public parking, a steady flow of foot traffic and regular clientele from adjoining professional offices & CBD Motels.

- Positioned near prime inner city retail outlets
- Parking and foot traffic

<b>Price</b>	BY OFFER
<b>Property Type</b>	Commercial
<b>Property ID</b>	1403
<b>Office Area</b>	1 m2

### AGENT DETAILS

Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,  
7250 Australia

0432256682



- Central location with low overheads
- Established clientele
- Full kitchen, potential to expand trading hours and range

"Our convenience store offers a delightful array of everyday essentials, making it a one-stop-shop for our beloved customers. From freshly baked bread to locally sourced produce, we have everything you need to keep your pantry stocked and your taste buds satisfied."

Please contact Paul Scott on 0477 771 098 or Praveen Pant on 0432 256 682 email: [praveenp@tasbps.com.au](mailto: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. NOTE: Photo is generic & all figures are approximate.

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