

Under Contract



Kettering



## ABSOLUTE SCENIC WATERFRONT FULLY LICENSED CAFE, RESTAURANT & 1BR STUDIO HIGH PROFITS OWNER OPERATED

An Eye-Catching Opportunity in a Prime Location

Nestled in one of Tasmania's most desirable tourist hotspots, just 33 km south of Hobart, Kettering Cafe is now available for sale for the first time since its establishment in December 2021.

This thriving, profitable business offers an excellent opportunity for anyone looking for a sea change in this picturesque town.

Overlooking Oyster Cove Marina, Kettering Cafe boasts breathtaking water views, creating a tranquil atmosphere for patrons. The business has following features:

Fully licensed café with a seating capacity of 40-50 (indoor and outdoor options)

1-bedroom studio currently used by the owners as their residence

Grease trap

Liquor License

|               |              |
|---------------|--------------|
| Price         | \$79,000+SAV |
| Property Type | Business     |
| Property ID   | 1996         |

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,  
7250 Australia  
0432256682



The current owners operate Thursday through Tuesday, taking Wednesdays off and enjoying approximately 4 weeks of holiday each year.

With a stellar reputation backed by 143 glowing reviews and an impressive 4.9-star rating on Google, this business is a true cash cow.

Excellent weekly revenue, the cafe enjoys a loyal customer base, including both locals and tourists.

The long-term lease is in place, with over 10 years remaining, including options, and a very reasonable rent of just \$750 + GST + outgoings per week, which also covers the owners' accommodation.

If you're seeking a business with an impressive ROI exceeding 110%, look no further. Complete a confidentiality agreement on our website or submit an inquiry today.

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.