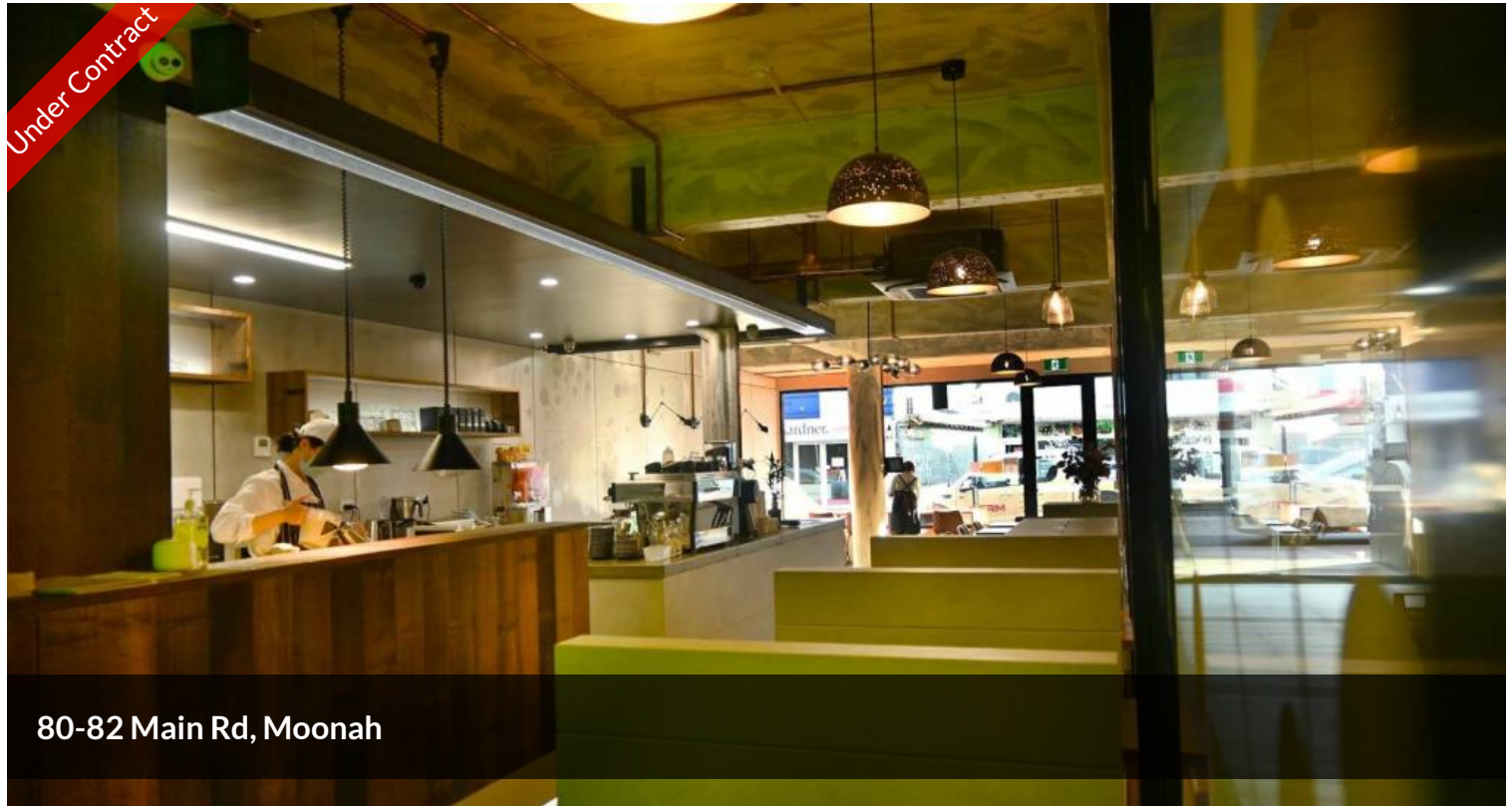


Under Contract



80-82 Main Rd, Moonah



BEST EQUIPPED MOONAH CAFE GREAT LOCATION SUPERB FOOD BRILLIANT LOW COST OPPORT @ O/O \$99,990 WIWO

This Cafe has all the ingredients to be an extraordinarily successful business, it has

A glowing reputation with a 4.8 google star rating from 260 reviews, UberEATS has 4.8 from 140 reviews, 475 followers on Facebook. Customers are commenting on the quality food and friendly service.

The plant & equipment is both expansive and includes well known quality brands, walk-in cool-room, kitchen layout provides for efficient and timely service. No expense spared in either cost of plant & equipment and or the decor.

Main street high profile position is ideal, with parking on the street and at the rear of the building, is ideal to capture foot traffic, pedestrians and foodies.

Attractive, modern and stylish layout, allowing for approximately 32 plus dinners.

The operators pride them selves on buying local, creating dishes from scratch, making their own sauces and garnishes.

Price	\$99,990+SAV
Property Type	Commercial
Property ID	2112
Office Area	1 m2

AGENT DETAILS

Paul Scott - 0477771098

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Ence Dr St Leonards, TAS,
7250 Australia
0432256682



Currently only operating 4 days a week, serving premium Campos coffee.

The price includes all stock, plant and equipment, recipes, training and introductions, the asking price is well below replacement cost of the plant and equipment.

A love of food, will suffice here, the menu is simplistic, comprises. all day breakfast, Toasties and Burgers, Sweets and a range of hot and cold non-alcoholic drinks and beers, wines and spirits.

There is approximately 6 plus years remaining on the lease with a further option.

The premises could well suit a cuisine change or distillery addition.

Potential to expand seating into the arcade next door, subject to the landlords permission, certainly trading extra hours and by taking advantage of the liquor license, turnover and profit could be increased. This could well be a cafe by day and a restaurant by night.

Don't buy elsewhere until you have inspected this potential gold mine.

Contact Paul Scott on 0477 771 098 or Praveen Pant 0432 256 682 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.