



25 Yorktown Sq, Launceston



## POPULAR PROFITABLE FULLY LICENSED VIETNAMESE RESTAURANT TRADING WEEKLY 24 HRS T/O \$370K++

Call to arms

Available for the first time in 8 years, this well-established and fully licensed Vietnamese restaurant presents an exceptional opportunity for motivated hospitality operators.

Located in the heart of Launceston's Yorktown Square precinct—close to the Grand Chancellor Hotel and surrounded by retail activity—the business enjoys strong visibility and steady foot traffic without the need for advertising spend.

The business is currently operated by an owner with support from casual staff, and full training can be provided to ensure a smooth transition for the new owner.

With friendly, manageable operating hours already in place, there is clear potential to expand trading—particularly by opening for lunch—to further increase revenue.

Renowned for its repeat clientele and excellent reviews, the restaurant seats approximately 40–45 guests indoors and includes customer toilets for convenience.

Price	OFFERS OVER \$185,000+SAV
Property Type	Commercial
Property ID	2119
Office Area	1 m2

### AGENT DETAILS

Paul Scott - 0477771098  
Paul Scott - 0477771098

### OFFICE DETAILS

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



Sales are driven largely through word of mouth and popular delivery platforms such as Uber Eats and Menulog.

The current owner closes the business for 1 month each year for annual leave, offering immediate upside for those wishing to maximise operating days. A long lease is available, and the extensive equipment list includes a walk-in cool room.

If you are seeking a reliable hospitality business with consistent income and strong growth potential, this opportunity is not to be missed.

Enquire now to complete a confidentiality agreement and receive further information.

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.

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