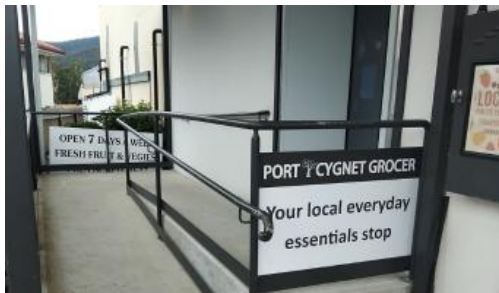




Cygnet



FREEHOLD PORT CYGNET GROCER CYGNET WITH RESIDENCE T/O \$1.7M+ NET \$210K+ MORE

This property is a credit to the owners, every aspect of the business and home has been upgraded, improved, modernized, is in excellent condition and A1 presentation.

Rare opportunity to secure a freehold business, comfortable residence and an attractive income, in Cygnets tightly held commercial precinct. Port Cygnet Grocer is a much-loved community-focused supermarket offering growth potential, a genuine rural lifestyle in one of the most sought after Tasmanian Country Towns.

You can purchase with confidence, a ramp for disabled access has been installed, the two entrances have security roller shutters, the shop has extensive fruit and veg dept at the shop entrance, Also retailing frozen foods, grocery's, dairy products, milk, bread, prepackaged meats, lollies, chocolates, deli items, in-house baked cakes and all usual supermarket items.

Able to be operated in the main by a working couple with casual assistance.

Showing a great net adjusted profit in excess of \$210,000, with annual increases in turnover and net profit, plus most of an operators living expenses meet from within the business.

Price	\$1.85 MILLION+SAV
Property Type	Business
Property ID	2140

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

Tasmanian Business and Property Sales

31 Encee Dr St Leonards, TAS,
7250 Australia
0432256682



Extensive well maintained plant and equipment including refrigerated Hassman 5.1m fruit display, 4 door 2.7m refrigerated Hassman meat display, refrigerated Hassman 5 door 4 m dairy cabinet, refrigerated Hassman 2 door 1.7m milk cabinet and a Hassman display freezer 10 door 7.9 m. Security alarm 19 cameras, two checkouts terminals with World smart point of sale.

Complimented by a commercial kitchen adjacent to the service area, with stainless steel benches and wall coverings, with council approval, new grease trap

The shop area is 315m², storage area measures 100m², has a walk-in cool-room and two roller door access, parking for 7 customer cars on site as well as ample street parking. A new bus terminal at the rear of the shop is being developed.

There has been a shop on this site for the last 70 plus years, current owners for 10 years who been fastidious in their attitude towards property improvements.

The very comfortable family home offers 3 bedrooms, 2 bathrooms and a kitchen all updated to a high standard, 2 living rooms, an office and is approximately 136m² in size. The house joins the commercial kitchen and shop.

The owner advises the whole property has ceiling insulation

The land size is 1006m², zoned General Residential.

Artsy Cygnet lies pressed between the D'Entrecasteaux Channel and the mighty Huon River.

Popular with artists, makers and day-trippers, its main street is lined with galleries, craft shops and cafes.

Cygnet has long been at the centre of the Huon Valley's fruit-growing heritage. Orchards still blanket the hills, though these days they share space with grape vines. Sip the day away at Hartzview Vineyard or dip into the old fruits at Pagan Cider, producing apple, pear and cherry cider blends.

Each January, the town runs to the beat of the Cygnet Folk Festival.

If you want to be part of a community, not a street number, come to Cygnet, where the inclusive community will make you feel welcome and be involved as much as you like, with no end of clubs and organisation vying for your participation.

If you want to build a nest egg, increase your net worth, then this is a brilliant opportunity, you can't go past FOOD one of the necessities of life, a freehold puts you in charge of your property and the fact that many of, most of your living expenses are met from within the business.

Contact Paul Scott 0477771098 or email pauls@tasbps.com.au or Praveen Pant 0432 256 682 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, some photos are generic

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