



Swansea



SEA CHANGE ESTABLISHED SWANSEA LICENSED CAFE HUGE GROWTH POTENTIAL TURNOVER \$13K WEEKLY

Coastal Lifestyle Meets Business Success

Offered to the market for the first time in 14 years, this is a rare opportunity to purchase one of Tasmania's most loved and established licensed cafés in a stunning coastal location.

Artifakt Gallery & Café has built an outstanding reputation with loyal locals and visiting tourists alike. Serving quality food, exceptional coffee and a range of beverages, this well-established venue offers indoor and outdoor dining in a relaxed and welcoming setting.

The current owner is ready to retire after years of successful operation, leaving an exciting opportunity for a motivated new owner to take this business to the next level. There is genuine potential to increase turnover by expanding trading hours, introducing new offerings or unlocking the full potential of the gallery space for private functions, tastings or events (STCA).

Features include:

Fully licensed café with an excellent local reputation.

Prime coastal location attracting both locals and visitors.

Indoor and outdoor seating.

Price	OFFERS OVER \$89,000+SAV
Property Type	Business
Property ID	2185

AGENT DETAILS

Praveen Pant - 0432 256 682

OFFICE DETAILS

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



General liquor licence included.

Loyal and experienced staff already in place.

Summer coffee sales exceeding 50 kg per week.

Convenient trading hours – weekdays 7:00 am to 3:00 pm and Saturday mornings only.

Strong year-round local trade – not reliant on seasonal tourism.

Asking price represents exceptional value and is well below replacement fit-out costs.

If you've been dreaming of a sea change without sacrificing income, this is your chance to own a thriving business in one of Tasmania's most picturesque coastal communities.

Opportunities like this are tightly held and rarely become available.

Offers over \$89,000+sav

A Confidentiality Agreement is required before the Information Memorandum and financial statements can be released. Enquire today with Certified Practising Business Broker praveen.p@tasbps.com.au or Praveen Pant 0432 256 682 **INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE PROPERTY 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.

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