



Launceston



## LOW INGOING CAFE IN A BUSY LAUNCESTON CBD AREA WITH POTENTIAL TO GROW PRICED TO SELL

Potential Potential Potential!!

Easy to operate Cafe, single operators business in very busy CBD Launceston area.

We are excited to present Zuzu Coffee & Takeaway Shop for sale. Current owner has owned it for almost 3 years and have enjoyed income with lifestyle. No staff, no long hours and no major outgoings.

It is an entry-level opportunity that would suit anyone, best for someone who is looking for migration purposes or someone who wants to learn a business operation without fear of failing. As there are no major risks in this business, minimal to low overheads. You pay a monthly rent of approx \$1,283+outgoings.

This cafe offers plenty of potential to increase trade, current owner is running it as a side gig as the business has served its purpose to the owner.

Some salient features of this business are:

Low ingoing and outgoing costs.

Location is the key, in a busy area that is surrounded by professionals such as solicitors, accountants, lawyers etc etc

Potential to increase income by opening on Saturday's as there are many customers for Harvest Market.

Price	SOLD
Property Type	Business
Property ID	721

### AGENT DETAILS

Praveen Pant - 0432 256 682

### OFFICE DETAILS

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



Plenty of street parking and one parking spot in the lease for the business operator.

Excellent landlord.

Flexible simple menu, change as per demand and season, potential to add items that are popular.

No chef or cooking experience is necessary to start trading.

Potential to convert into a kebab shop, donuts, gelato or more.

All supplier introductions will be provided once the contract is unconditional.

Offering potential to paint your own style and cuisine, good coffee is always in demand here. Enquire today as this business would not last long.

Phone Business Brokers Praveen Pant on 0432 256 682 or email [praveenp@tasbps.com.au](mailto:praveenp@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; Please Note: All figures quoted are approximate.

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