



## Perth WA

### KEY INFORMATION

#### Address

Perth WA

#### Price

\$705,000

#### Type

Business / Food/Hospitality - Cafe/Coffee Shop

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sale

- INCLUDES PLANT EQUIPMENT, STOCK, GOODWILL.
- POPULAR DESTINATION CAFE RENT YIELD 8.22%.
- MODERN PREMISES WITH UNDERCOVER PARKING.

Our client intends to retire. To expedite matters early, all related asset prices are substantially reduced. As a package this proposal "more than meets the market". Make no mistake, it's here briefly, in "bargain territory".

This investment is a logical step toward long term benefit of property diversified, superannuation. Imagine controlling tenure, continuity stability viability, without concern around ever higher rent, or inevitable rent reviews. If you have battled to find such a wonderfully priced business and premises, this may be your lucky day!

This cafe caters to busy local business proprietors, and their professional clients.

Average spending is reliable and regular, as most customers enjoy a high income.

If running this or leasing out, it's good to appreciate that smaller premises usually perform better, given lower rent and outgoings. This sought-after business model usually creates higher pro-rata profit per metre.

Consider high margin extra sales as customers linger, enjoying coffee, sea breeze, watering the dog, and or snuggling with a blanket, under the alfresco heaters.

This recently redecorated cafe is often described, as cute, think "Love Actually".

The commercial kitchen runs hot on weekends. Sales occur within sociable hours [7] days per week. An evening service is possible, and it would attract the locals.

Those with a bubbly personality and high energy will attract more sales. Research into securing a liquor license may be worthwhile. Our client manages and operates this successfully without any family, so synergies exist, for higher trading profits. I suggest an inventive barista, chef or cook as ideal.

Level 1, 187 Stirling Highway,  
Nedlands WA 6009

T (08) 9386 9981

The current breakfast lunch menu isn't complex, albeit it's best varied to present food and beverage a little differently, opposed to, a "mainstream western" menu.

Strong commercial fundamentals exist for operators with a reasonable level of hospitality experience. This offer of combined assets is scarce to say the least!



**Ian Sargison**  
Business Broker

D. 9386 9981  
M. 0417 991 910



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Call today to secure this exceptional, financially prudent, hospitality dream. \$705,000