



## Herne Hill WA

### KEY INFORMATION

#### Address

Herne Hill WA

#### Price

\$119,500 including Stock

#### Type

Business / Hospitality

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sold

- Suit Chef, Barista, Energetic Service Team
- Established Repeatable Sales to Grow
- Very Well Patronised Semi - Rural Location

A fine location to trade from, this high profile "destination shop" of 135sqm, is building upon its tasteful relatively simple to prepare, high quality menu. If you have tired of inspecting "also ran" ordinary businesses, don't pontificate for a minute.

The shop is fitted with most practical almost new plant and equipment, current style is an upmarket Cafe (or may suit your other preferred use) with a highly prized valuable "Special License", as facilitates selling bottled wine and packaged beers.

This sensibly thought out business model calls for your earliest inspection. Situated in a modern clean popular Swan Valley community business and shopping hub, the centre provides covered alfresco amenity, generous free parking, and a group of specialised businesses, attracting many loyal locals, and thousands of passing tourists.

Sales have risen year on year since inception and are yet to reach full potential, given the strong momentum until Covid. The owners' circumstance has recently changed, aside this atypical trading issue, so such a most regrettable sale, will provide the fortunate astute buyer, a wonderful escalating profit point opportunity.

Rent is set as reasonable, relatively inexpensive as a percentage of sales, and appears ideal for the maintainability of profit.

The scope of use could include a character cellar door outlet, with by example, a broad mix retailing cheese, cured meats, patisserie bakery, with local fruit vegetables, somewhat along the lines of a RE Store. The premises affords ability to open extra days and longer hours, and has scope to increase the sought after catering aspect of turnover.

For the true coffee aficionado you can enjoy an outstanding base here to make your mark and prosper, without the traffic and slow trek to town. The locals appreciate being suitably caffeinated, whilst collecting scrumptious food and beverage supplies.

Cooking and extraction amenities' may be so tailored (a grease trap exists) with capacities and kitchen layout, as you see fit.

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

D. 9386 9981  
M. 0417 991 910



Level 1, 187 Stirling Highway,  
Nedlands WA 6009.

For more information, please contact Ian today.

T (08) 9386 9981

[www.agoraproperty.com.au/property/4228138](http://www.agoraproperty.com.au/property/4228138)

**DISCLAIMER:** The information in this document is prepared for general information purposes only. It should not be relied upon for any purpose. Whilst the information is believed to be correct at the time of publication, it may be derived in part from outside sources (including the seller and/or public records) or based on assumptions. Agora Property Group and/or its officers, employees and agents do not warrant, and accept no liability or responsibility for, its accuracy or completeness.