



## Victoria Park WA

### KEY INFORMATION

#### Address

Victoria Park WA

#### Price

\$98,000 Including Stock

#### Type

Business / Food/Hospitality - Restaurant

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sold

### AGENT INFORMATION



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The natural timber top bar beckons as you glide to stool to consider the exotic array of aperitif. Here you can kick off a fun filled evening, bundled with a choice of American tapas, without any pretentiousness of "up market budget wrecking eateries".

The owner has reluctantly decided to divest, notwithstanding business is definitely back, reviving and on the rise. He is simply too distracted to guarantee this relaxed enterprise works optimally, serving the crowds, as they chill, de-stress and socialise.

This bargain operational enterprise should reap a much stronger return on investment, with décor lighting refinement, and a dynamically restructured, management and multi skilled staff structure. The owner has managed this business single handed, whereas a family run dynamic is most effective in capturing efficiencies and wages, as I do see quite often and otherwise, needlessly lost.

Such visible presence at the city end of Victoria Park provides the free kick sought by many whom must otherwise advertise more broadly, without the high volume of traffic passing so regularly.

Very high local population density makes the wee walk to this jazzy bar a safe each way journey with your good friends.

The ideal investor, a couple say a chef and barista with short order experience will sensibly take the majority of wages. If your family is mature, why not bring the kids in, to learn much about hospitality dynamics, before they take this over themselves!

Most seating and dining is indoor and cosy, with inbuilt large screen media for the various events drawing friendly crowds. This is especially pertinent for those whom prefer to dine, rather than just bolt down over-priced fast foods, or hot dogs at the footy!

If Covid has created juncture and timing to entertain a new career, it's likely timely at such a purchase price. With the initial capital outlay low, any spare working capital will be of immediate amenity, to develop the regular spare liquid cash at hand!

For those with greater experience there exists opportunity to really shake up vibe décor and ~~ambiance~~ maybe create a new trendy theme, add a unique menu. Perhaps offer full venue bookings to suit clubs and corporates, with amenity for the larger family function and parties. [www.agoraproperty.com.au/property/4228150](http://www.agoraproperty.com.au/property/4228150)

This prominent location provides scope for the entrepreneurial too significantly boost revenue.



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