



**AUK**

## CAFE IN PRIME LOCATION ON CITY FRINGE - (CML 11244)

Currently trading 2 days so a huge opportunity here to extend days and hours.

This business has a well setup kitchen offering potential for a new owner to change to another food concept if they chose to. Perhaps an Espresso Cafe, Tea Bar or Burger Bar?

Bright, colourful and vibrant interior with modern lighting, the inside seating caters for up to 20 patrons.

It has held a good reputation on Google for a long time, especially for their desserts, and is well supported by the local community and other businesses in the area.

We understand the landlord is receptive to a new lease.

This is definitely one not to miss. Potential plus here for good profits by extending the current days and hours.

**\*\*To gain further information on this business please copy and paste this link into your browser; <https://rebrand.ly/vgc7pco> You will be taken to the listing, click on CONFIDENTIALITY AGREEMENT and please read the terms of before you complete our online form\*\***

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

<b>Price</b>	\$76,000
<b>Property Type</b>	Business
<b>Property ID</b>	11244

### AGENT DETAILS

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### OFFICE DETAILS

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