



Port Melbourne



Stylish Port Melbourne Cocktail & Tapas Bar - (Open 4 days) MW1563

An exceptional opportunity to acquire one of Port Melbourne's most stylish and beloved hospitality venues. This fully licensed, turnkey Cocktail & Tapas Bar combines modern comfort with old-school charm, featuring Chesterfield lounges, a sun-drenched courtyard, an intimate loft bar, and a well-equipped commercial kitchen.

Key Business Details

- Asking Price: \$75,000 WIWO + SAV (ONO)
- Liquor Licence / Capacity: General Licence – trading to 1am (on-premises) / 11pm (offsite) | 49 patrons
- Lease Terms: Commenced 1 February 2023 – 31 January 2028, with one (1) further five-year option (to 31 January 2033)
- Rent (incl. GST):
 - \$3,916.66 per month (July–December 2024)
 - \$4,034.16 per month (January–June 2025)
 - Equivalent to approximately \$917 per week (incl. GST)
- Outgoings: Estimated at ~\$14,300 p.a. ex GST (≈ \$15,700 inc. GST); ~\$15,529 actually paid in the last 12 months
- Average Sales: Approx. \$9,200 per week (based on the last 14 weeks), trading Thursday to Sunday
 - Sales mix: ~67% beverage / 33% food (detailed POS data available)

Price	\$75,000 + SAV
Property Type	Business
Property ID	534

Agent Details

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Office Details

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post-NDA)

- Premises Size: Approx. 100 m² total
 - Lounge 23 m² | Loft 22 m² | Tudor 14 m² | Courtyard 31 m²
- Inclusions: Business name and IP, digital assets, standard operating procedures and recipes, fixtures and fittings, plant and equipment.
 - No equipment finance or supplier contracts to assume.
- Smart Controls: Integrated mobile-operated system for lighting, sound, CCTV, alarms, and access.
- Price Flexibility: Vendor open to clean, timely offers – inclusions may be adjusted to suit.

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.