



Richmond



Richmond's Only Restaurant with Yarra River Views SV1579

A genuinely rare Richmond opportunity. The only cafe and restaurant in the suburb with direct Yarra River frontage, set on the Yarra Trail with a licensed terrace overlooking the water. Walk in tomorrow and continue trading or reimagine the venue completely. The fit out and licence will support almost any cuisine, format or franchise concept.

Why This Venue Stands Apart

- The only riverside dining position in Richmond, a setting that cannot be replicated elsewhere in the suburb
- Premium commercial kitchen with Rational combi oven and full hospitality fit out, only 2.5 years old and in excellent condition
- Approximately 131 sqm internal plus 90 sqm licensed outdoor terrace with uninterrupted river views
- Pet friendly outdoor dining, a genuine point of difference in the precinct
- Licensed to 1am under a Restaurant and Cafe liquor licence, supporting day to night trade
- Long secure tenure, with the lease in place to 2039 including options
- Two dedicated car parks
- Strong organic foot traffic from the Yarra Trail, including cyclists,

Price	\$195,000
Property Type	Business
Property ID	553

Agent Details

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Office Details

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runners, walkers and dog owners

Open to Reinvention

The kitchen, layout and licence have been deliberately built for flexibility. The current French inspired cafe and bistro model trades successfully and is fully transferable, but the venue equally suits:

- A wood fire pizzeria or modern Italian bistro
- Pan Asian, Japanese izakaya, Thai, Vietnamese or modern Korean
- Mediterranean, Greek or Middle Eastern concepts
- A specialty coffee and brunch destination with riverside cocktails
- A regional or international franchise rollout looking for a flagship Melbourne site
- A wine bar and small plates concept leveraging the 1am licence

You inherit an established trading business with goodwill, supplier relationships, social presence and a trained staff base, or you rebrand and capitalise on a position that simply does not exist elsewhere in Richmond.

Operations at a Glance

- Currently trading as a cafe Tuesday to Sunday and as a restaurant Thursday to Saturday evenings
- Operates with the owner and a small casual team
- Simplified, refined menu developed and tested over 2.5 years for kitchen efficiency and margin
- Comprehensive 2 to 4 weeks training and handover included

What is Included in the Sale

All commercial equipment, furniture, fixtures, stock included at settlement, business name, supplier relationships, customer database, social media accounts, website, and the liquor licence and council permits, subject to standard transfer.

Growth Levers Already Identified

- Extending dinner trade to seven nights
- Functions, private events and corporate catering
- UberEats and DoorDash delivery integration
- Earlier weekend opening to capture brunch demand
- Full venue activation under a new concept or franchise brand

Ideal For

Experienced hospitality operators, professional chefs ready for their own venue, established restaurant groups seeking a flagship riverside position, franchise operators, lifestyle buyers, and investors with an operating partner.

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