



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	\$165,000
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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