



Warburton



## Large & Profitable Cafe in Warburton - ST1122

The cafe is located in Warburton - the famous Yarra Valley region. Surrounded by lush, tall forests of mountain ash is the highly popular Iconic Long-Running Café Business. An opportunity to secure the local business that is extremely popular among the locals and most of the tourists, who visit the area all year round.

- Under Management – all staff are locals and are proud to be part of the business
  - Fully Liquor licensed bar
  - Weekly takings of \$25,000 approx. Busy weeks reaching \$35,000 in sales.
  - Huge number of endless tourists from all over Victoria and Australia.
  - Weekly rent is \$1,300 and is only 5.2% of the total sales
  - Open Monday – Sunday 8am – 5pm
  - Located in the center on the main street with great exposure and surrounded by many B&B and holiday accommodations.
  - Seating for around 200 customers in 4 different spaces, which can be transformed into one for a large event
  - Fully equipped business with a security system and CCTV surveillance.
  - Two large storage spaces, office room downstairs.
  - Large open kitchen layout. Large food preparation area and dishwashing station.
  - Immaculate and clean kitchen/ premises. Newly renovated Fit-out.

Price	SOLD
Property Type	Business
Property ID	58

### Agent Details

Serge Tsundra - 0434 450 784

### Office Details

Victorian Brokers  
1147 Glen Huntly Rd Glen Huntly  
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- Fully equipped with multiple deep fryers, ovens, stovetops, grills, large walk-in cool room and freezer
- Current owners operating for over 17 years.
- Business is well known for supporting the local communities, hosting events for families and celebrations.
- This business would profit immensely with a motivated operator, who would like to make his name in the area.

Lease :

Long Lease available of 9 years

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