



\* Picture for illustration purposes only

## Scarborough WA

### KEY INFORMATION

#### Address

Scarborough WA

#### Price

Please, get a quote with us

#### Type

Business / Food/Hospitality - Cafe/Coffee Shop

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sold

The freehold of this amazing café is available for only \$530,000 more! This is an easy-to-manage, well-established business in a brilliant location with great potential for growth. The business has a loyal repeat customer base and great margins.

When selling hospitality businesses there's always strong demand for an associated freehold property. This as a great superannuation asset, even better with low interest rates and especially so with no appeasement and dealing with a landlord with annual rent increase!. Make no mistake as this is an ideal opportunity to secure a solid financial future.

Driven by a loyal long standing client base whom love great coffee and casual dining, this will suit many seeking a location with a happy and relaxed "sea breeze" coastal vibe.

A team of hard working friendly staff will make your management so much easier so you can concentrate on working "on the business" rather than just in it, as often some do!.

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

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The majority of food offerings are easy to prepare, attractively priced, and not subject to radical cost imposts as they aren't seafood related.

This is not a franchised business however it has strong market appeal from others of similar nature. The premises is modern, and not difficult to maintain and nestles near the lobby of an office block of resident professionals.

Return on investment of the Café is circa 44%. If you invest in the freehold as well the overall return is circa 25% with the advantage of paying principal off any loan for the property.

Despite the festive season please don't delay in lodging your interest asap, i.e. subject to "Due Diligence" so you will be satisfied with financial data and all assets on offer!. Clients often visit this popular meeting hub from many kilometres around, to repeat the culinary pleasure!.

For more information, please contact Ian Sargison



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