



## Ardross WA

### KEY INFORMATION

#### Address

Ardross WA

#### Price

\$90,000 including Stock

#### Type

Business / Other

#### Land Area

N/A

#### Build Area

N/A

#### Car Spaces

N/A

#### Listing Type

Sold

- Suits a Gregarious Hospitality Operator
- Client Base to Build Upon, Must Be Seen!
- Priced to Sell, Up Market Location!

HERE'S A BARGAIN AT WAY LESS THAN FIT OUT COST. THIS IS YOUR EASY, LOW-CAPITAL START UP. WHAT A PLEASURE FOR A QUALIFIED CHEF/FAMILY. This will suit a gregarious hospitality operator and has a substantial client-base to build upon. This must be seen as it is in a very upmarket location - Priced to sell!

This smart casual Thai restaurant is a very popular business with a steady repeat customer base. This is no surprise once you've enjoyed the great cuisine. Please note a quick sale is sought, with fair due diligence a precedent to your final decision to invest. Be assured that with many other local eateries proximal to our Thai restaurant, there is even greater cash flow ready to capture. All this awaits the early bird buyer!

### AGENT INFORMATION



**Ian Sargison**  
Business Broker

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If you have a flair for modern Food and Beverage culture in general, are superior at Coffee making and enjoy the fun of welcoming customers, then this business should readily appeal. It has not been managed or marketed to best effect in the past, so there is good upside potential.

Engage the family to work proactively in this fine western suburb's location, which attracts respectful sophisticated clientele. The owner has applied hard work to hand over to a dedicated, well-supported, sophisticated restaurateur.

There is convenient parking and the restaurant is surrounded by quality retail shops including fashion, food, jewellery, banking. These customers are all looking for a refined eatery. Nearby is a popular bar, a Dome Café, a Grill'd Restaurant plus a very popular Cafe.

On inspection you will be appreciative of a very relaxed ambiance, modern easy-to-maintain equipment and décor and a broad, open-air dining space, a large 158m2 open plan design. Locals have thoroughly enjoyed reliable service culture and social media posts attest to high service standards and consistent food quality.



This sale offers genuine value-for-money with the price based upon plant and equipment value. The vendor is very motivated to sell and is going to market to mitigate other business obligations. Whilst other restaurants and cafes have closed, this entertaining gem continues to flourish with its unique open relaxed dining space.

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Seating capacity is high and this provides a high turn of covers. Minimum turnover required to be successful will be circa \$20k p.w. This licensed venue offers sought after space, good storage and dedicated parking with a protected space for your motor vehicle. Call today to