



Bassendean WA

KEY INFORMATION

Address

Bassendean WA

Price

\$197,000 Includes Stock

Type

Business / Food/Hospitality - Restaurant

Land Area

N/A

Build Area

N/A

Car Spaces

N/A

Listing Type

Sold

This very smart enticing suburban bar includes a recent high quality fit-out, with much better than average furniture, and excellent modern kitchen equipment and a good readily accessible service side.

There is a roomy separate private function space with multi-media facilities for business events or meetings, club and family gatherings.

Approved street front seating under shade provides pleasant space for beverages and light meals in a relaxed manner.

The vibe screams "my friendly intimate local" as somewhat attuned to the typical small pub scene, in the U.K. and Europe.

The owners have established a growing cash flow opportunity but have other business interests so they sensibly suggested that a dedicated gregarious and focused family should readily reduce wages costs, and optimise the trading potential, given the significant money spent, on many impressive, welcoming improvements.

The premises has a long single bar, supported and well stocked with the necessary beverages, to compliment the extensive tasty menu from a well refined commercial kitchen.

If you have flair for Food and Beverage culture in general, refined bar service and cocktail making, and enjoy fun of welcoming a mature clientele then this business has immediate appeal. Engage your crew to work proactively in a well presented easy to maintain building, where good friends meet to discuss the footy and cricket and a myriad of interesting local events.

The location north of river is conveniently quite close to excellent schools, rail transport, main roads and many popular retail shops, community services offices, and various professional businesses. This business is close to a major sporting facility as is ideal for early and post-match dining and related celebration.

Seating capacity provides for good solid turnover, without onerous rent. The 195sqm Level 1, 18 leasehold space provides options to re-design as needed room to suit the best-identified target market. Such demographic is clearly becoming much keener on an intimate high quality, personalised hospitality service. www.agoraproperty.com.au/property/4227876

This licensed venue is a rare little gem and demands a look for best appreciation, of its historic, charming local surrounds.

An overview of management structure, financial data, lease and daily operations, is just a

AGENT INFORMATION



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