



## Perth WA

### KEY INFORMATION

**Address**

Perth WA

**Price**

\$319,000

**Type**

Business / Food/Hospitality

**Land Area**

N/A

**Build Area**

N/A

**Car Spaces**

N/A

**Listing Type**

Sold

This immaculate café satisfies the fast-paced needs of thousands of visitors. Perfect corporate meeting venue, nestled in a calm sophisticated spacious environment, albeit the 'required lettable area' is relatively small.

Recognised for their exceptional food and beverage service, they cater to numerous tenants and ASX companies. Their commitment to providing refined, timely refreshments on the go is valued and appreciated by executives, staff, and city workers alike.

Due to such a prestigious location [CBD tower] the landlord and managing agent are highly vigilant and particular about maintaining the surrounds in first class, 'sparkling condition'.

As a bonus and great financial benefit, our client doesn't pay all usual outgoings, as would otherwise diminish higher profits.

This business is quite simple to manage as a commercial kitchen isn't essential. Some of the menu is prepared and finished on site, with other selections delivered by reliable suppliers.

Regular coffee sales of over 50kgs/week represent approximately 47% of turnover, so this bustling coffee service keeps the average profit margin well 'elevated'.

This business can be run by existing staff, rather like an under-management store.

Opportunity for extra income includes working in-house, with the inherent advantage of managing and arranging corporate functions and events. Goodwill from events for corporate tenants assures repeat sales and a great boost to daily takings.

Undercover parking is included, with access to a loading dock, and a dry goods storeroom.

Current trade is only weekdays, albeit there's more to make by extending these hours, or by trading on weekends. Sales will jump after customers enjoy this added convenience whilst other eateries are closed. There's room to add seating, which to date hasn't been utilized.

This extra space will soon be used, to increase revenue!

If you have experience with a CV to impress a discerning managing agent, and passion to support fine quality coffee and related services, we expect your expertise will be

Level 1, 18 Cornhill Street, Perth, WA 6009

(08) 9386 9981

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This enterprise may ideally suit a sophisticated coffee roaster who's keen to boost brand

recognition!

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If you've reviewed many lifeless venues, you should enjoy visiting this 'extraordinary slice of Perth'.

