



AUK

## CAFE FOR SALE, A HIDDEN GEM IN A RESTORED VILLA - (CML 11369)

Are you ready to own a thriving Café business in a one-of-a-kind setting?

Nestled in a beautifully restored villa, this charming café boasts a delightful combination of elegance and warmth. The main dining area is the perfect blend of character and comfort, seamlessly extending into a serene courtyard that enchants guests with its atmosphere.

The Café premises span approximately 136 square metres, complemented by a 66 square metre courtyard and five dedicated car parks. This combination gives the Café a more roomy, stylish, and convenient appeal for customers, making it an inviting choice for both regulars and new visitors.

Features of this exceptional Café:

- **Strong Weekly Sales:** The owner advises sales impressively achieves over \$20,000 per week, which can be verified by attendance.
- **Solid Financial Performance:** 2024 financials show approximately \$120,000 surplus for one working owner.
- **Long Secure Lease:** Lease in place until 2031, providing stability for the new owner.
- **Diverse Menu:** Serving breakfast, mains, tapas, and dessert, alongside a fully licensed beverage selection.
- **Generous Seating Capacity:** Accommodates up to 70 guests with ample space for group bookings and private functions.
- **Prime Operating Hours:** Open Mon–Fri (7am–5pm) and Sat–Sun (7am–4:30pm), catering to early risers and daytime diners.
- **Versatile Venue:** A proven choice for everything from casual meetups to special events.

**Price** \$328,000 plus stock

**Property Type** Business

**Property ID** 11369

### AGENT DETAILS

Ray Wu - 021556122

### OFFICE DETAILS

Clyth Macleod

Level 2, 77 Grafton Road Grafton

Auckland 1344 New Zealand

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Whether you're an experienced restaurateur or an aspiring entrepreneur, this is your opportunity to take ownership of a beloved café with an established clientele and endless potential.

For enquiries or to arrange a viewing, contact Ray Wu today on 021 556 122

Price: \$345,000 plus stock (\$3,000)

**\*\*To gain further information on this business please copy and paste this link into your browser; <https://rebrand.ly/yr6hgus> You will be taken to the listing, click on CONFIDENTIALITY AGREEMENT and please read the terms of before you complete our online form\*\***

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