

St Kilda icon – WITH ATTITUDE

This cafe/bar has been around for years and has an eclectic mix of international and local customers. Why? It has the best location and continues to thrive in a relaxed environment. The product mix is approx 60% food and 40% beverage (mainly boutique beers).

Vendor states that turnover for calendar year was \$1.7 mil with substantial profits.

The rent is approx 8.5% of turnover

Total area is approx 480 M2 which includes an extensive outdoor area.

Seating for approx 160 which includes 30+ on designated footpath.

Run entirely under management

Hours of operation: Monday to Friday 11.00 am till late. Saturday and Sunday 9.00am to 1.00am.

There is a genuine reason for selling and the Vendor will consider a terms contract for a proven operator.

Contact Rod Thomson for detailed information