

Grocery Store Liquor Tobacco Cafe for Sale Potsville



For Sale

Location: **NSW**
Asking: **\$575,000 + SAV**
Type: **Retail-Food Dairies/Superettes / Hospitality-Cafes**

Unique Location Grocery Store with Liquor Tobacco and Cafe Sales

This business is established, profitable, and growing with ample opportunities to expand the current offering plus add extras. Existing revenue sources include bulk goods, liquor sales, tobacco sales, grocery products, and an undeveloped café opportunity.

A transferable liquor license underpins strong liquor and tobacco sales. Bulk buying and limited alternative options for customers in the area mean gross margins are good by industry standards. Grocery staples are provided via a national buying group, giving access and preferred pricing on fresh produce and the usual range of FMCGs, as well as established relationships with local suppliers. A simple takeaway-only café menu includes coffee as well as hot and cold food offerings.

Key Features:

- * Long-term lease including a house on site
- * Multiple revenue streams
- * Café opportunity: sublet or operate
- * Organic growth from adjacent tourist attraction

Located adjacent to a new and nationally recognized tourist attraction, and within a young, growing demographic, customer numbers are increasing organically with little external online advertising. The long-term lease offers additional revenue growth opportunities with the ability to either sublet multiple unused spaces or develop them to complement the current offering. An unused café dining area is ready to go, plus the main lease includes a house on site which is currently sublet but could be used as an owner's or manager's home.

Key long-term staff are eager to stay on, supported by a reliable team of casual employees for day-to-day operations. The two full-time owners take care of admin, ordering, and general store management, but an incoming owner may choose to put a full-time manager in place. Training will be provided, but an incoming owner will benefit from retail experience, bookkeeping, and stock management skills.

Furniture, fittings, plant, and equipment are extensive and included in the sale price. A relatively new fit-out and external signage mean the business presents extremely well with no additional spending required. The current owners are regularly updating and improving the store in appearance, layout, and products on sale. Digital and social channels are set up but could be improved by promoting a website with e-commerce add-ons. Stock management, point of sale, and accounting systems are set up and integrated.

Asking Price: \$575k + SAV

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