

Pancakes by the Pond for Sale Plenty TAS



For Sale

Location: **TAS**
Asking: **\$180,000**
Type: **Hospitality-Restaurants**

A Unique Dining Experience in Tasmania's Scenic Salmon Ponds

Own a thriving café business nestled within the picturesque Salmon Ponds, a historical site and popular tourist destination just 45 minutes from Hobart. Pancakes by the Pond offers an inviting atmosphere where patrons can enjoy delicious pancakes while taking in the stunning surroundings of one of Tasmania's heritage sites.

Key Business Highlights

- Location: Situated in the scenic Salmon Ponds, 70 Salmon Ponds Road, Plenty, TAS a short drive from New Norfolk and en route to Mt Field National Park.
- Established Customer Base: Benefit from steady foot traffic, including local families, tourists, and frequent tour groups visiting the Salmon Ponds.
- Financial Strength: The business demonstrated solid financial performance, with 2023 sales of \$463,079 and an adjusted PEBITDA of \$137,987.
- Long-Term Lease: Secure location with a lease extending to 2033, including a 10-year extension option.
- Low Overheads: A unique arrangement waives rental fees in exchange for managing the entry to the Salmon Ponds, with an additional \$20,000 annual management fee paid to the business.

Features and Amenities

- Charming Atmosphere: Guests dine in a tranquil environment overlooking the ponds, with regular sightings of salmon and stunning views of the gardens.
- Commercial Kitchen: Equipped with a full commercial kitchen, walk-in cool room, and ample storage to meet peak season demands.
- Function and Event Space: The café is fully licensed for events within the grounds, opening opportunities for special functions and gatherings.
- Merchandise Sales: Local produce, souvenirs, and other items are available for sale, adding revenue stream.

Growth Opportunities

- Expand offerings by hosting events, expanding the merchandise area, or adding picnic hampers for visitors to enjoy in the natural beauty.

Sale Price: \$180,000 + SAV (Estimated Stock \$8,000)

This is a fantastic opportunity to acquire a profitable and unique business with significant growth potential in a high-traffic, tourist-friendly location. Contact us today to explore this remarkable venture and become a part of Tasmania's vibrant tourism and hospitality scene.

Contact:

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Business Brokers Network
Australia
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A detailed information memorandum is available to interested parties by completing our confidentiality agreement, copy and paste this link - <https://form-morgan-business.web.app/form/QYJlMDjVSQH9P0PbMIQr>



Inquire online at: aubizbuysell.com.au/125451