



## For Sale

Location: **TAS**  
Asking: **Offers over \$130,000+sav**  
Type: **Hospitality-Cafes / Hospitality-Restaurants**

### **Absolute Scenic Waterfront Fully Licensed Cafe, Restaurant & 1BR Studio High Profits Owner Operated**

An Eye-Catching Opportunity in a Prime Location

Nestled in one of Tasmania's most desirable tourist hotspots, just 33 km south of Hobart, Kettering Cafe is now available for sale for the first time since its establishment in December 2021.

This thriving, profitable business offers an excellent opportunity for anyone looking for a sea change in this picturesque town.

Overlooking Oyster Cove Marina, Kettering Cafe boasts breathtaking water views, creating a tranquil atmosphere for patrons. The business has following features:

Fully licensed café with a seating capacity of 40-50 (indoor and outdoor options)

1-bedroom studio currently used by the owners as their residence

Grease trap

Liquor License

The current owners operate Thursday through Tuesday, taking Wednesdays off and enjoying approximately 4 weeks of holiday each year.

With a stellar reputation backed by 143 glowing reviews and an impressive 4.9-star rating on Google, this business is a true cash cow.

Excellent weekly revenue, the cafe enjoys a loyal customer base, including both locals and tourists.

The long-term lease is in place, with over 10 years remaining, including options, and a very reasonable rent of just \$750 + GST + outgoings per week, which also covers the owners' accommodation.

If you're seeking a business with an impressive ROI exceeding 110%, look no further. Complete a confidentiality agreement on our website or submit an inquiry today.

Please contact Paul Scott on 0477 771 098 or Praveen Pant on 0432 256 682 email: [pauls@businessbrokersnetwork.com.au](mailto:pauls@businessbrokersnetwork.com.au)

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are approximate.

### **Contact:**

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