



### **Splendid Cafe in Caulfield Ref: 17241**

Takings: \$16,000 per week approx.

- Polished cafe located on a corner of a busy street in Caulfield
- High exposure to traffic and easily accessible to car parking and close by to tram stop
- Premises equipped with stylish modern fittings
- Sells 35kg coffee per week
- Long lease with 8 years and reasonable rent
- Closes late afternoon to provide work-life balance (7am to 4pm)
- Seating for 66 patrons
- Currently semi-managed, an opportunity for an owner-operator!
- Easy to operate for first-time owners with a simple menu
- Low overheads and excellent profit
- Potential to increase takings by expanding menu

**\$360,000**

**Contact:**

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**Type:**

Food/Hospitality

<https://www.firstchoicebb.com.au>