



Unit 1, 126 Imlay St, Eden



## Rare Cafe Gem in Eden Town

Eden's latest award winning cafe/restaurant is now for sale!

5\* Tripadvisor and over 4.5\* on Facebook and Google.

The licensed cafe is known for its metropolis styled decor, fabulous fresco seating area, friendly bistro service and the exciting food offerings over breakfast brunch and lunch.

Eden is a town undergoing significant change with investments in the manufacturing industries, marine services, government naval supply and tourism industries.

The cafe is well placed to extend its trading to evenings featuring its already respected local seafood and international food offering as well as moving to 7 days. Has been trading 5 days, breakfast and lunch post COVID reopening in October due to border restrictions, which have now been lifted.

Can seat 43 under present NSW Covid restrictions and is a licensed premise for up to 60 under normal circumstances.

All equipment is well serviced additional to a new hot/cold food display to offer easy serve meals.

Lastly, a ready to go online ordering system has been developed to expand offerings.

This is the biggest food opportunity in one of the hottest hospitality opportunities of the future!

**Price** \$75,000 + SAV

**Property Type** Business

**Property ID** 417

### Agent Details

Grant Holman - 0409 623 521

### Office Details

Eden

Shop 2, 126-128 Imlay Street Eden

NSW 2551 Australia

02 6496 4101



This gem of a café has the following to offer:

Licensed to sell alcohol to up to 60 patrons 10am-midnight 7 days per week.

Currently operating dining at capacity of 44 patrons under COVID restrictions in NSW.

New dual heat/cool display case for cakes and ready made foods.

New twin pan deep fryer.

Well maintained Rancillio 3 handle coffee machine and Mazzer Grinder.

Solar array feeding into electricity.

Gas 6 burner, gas oven, gas grill.

6 door refrigerator in kitchen with two bay prep fridge.

3 year old 600 litre freezer.

Well laid out fully stainless steel lined kitchen with a 5 star Council rating.

As new front of house service area with 800 litre 2 door refrigerator and new small refrigerator and wine fridge.

Well laid out bar.

House coffee blend.

High level website which has online ordering features available (not currently active but has been designed to be switched on at any time)

Ollie Masons opened in March 2018. Since opening it has varied trading between 5 and 7 days dependant on the season. Unfortunately, the operation was repeatedly hampered by illness so trading has never been at full potential.

Despite that the business trends have continued to grow, both at top line sales per day and in gross profitability.

The business currently can operate with just 2-3 personnel most days of the week however it is close to requiring more staff on a more regular basis. In the lead up to the holidays, it currently has 6 staff along with the two proprietors (1 chef, 1 barista). Those staff are working between 4 and 28 hours per week.

With the recent closure of 5 hospitality venues, the business has expanded with more than 50% this current year over last year in the daily average takings. Of note, the business was open 7 days per week from September 2019 to December 2019, prior to the fires. This current trading period commenced at 5 days per week and expanded to 6 days per week at the end of November.

Current staffing includes a qualified chef who has been trained on the extensive menu, a kitchen hand, a dishwasher, a barista and two waitresses.

Training will be provided if required.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.