



, Ballarat VIC 3350

## POPULAR & BUSY MODERN CAFE DELI

Phone enquiries - please quote property ID 13814

Food/hospitality

FOR SALE

The Cafe Deli is in a highly sort after busy shopping strip opposite Performing Arts Centre and school precinct, Lake Wendouree is around the corner. Plenty of parking in front and behind.

SHOP INTERIOR IS CURRENTLY BEING RENOVATED

Leasehold with long lease (landlord may possibly consider selling the freehold)

Turnover is continuing to grow rapidly

Currently open 5 full days and 5 hours Sat. with potential to open longer

All equipment is owned and included in the sale

NO CLOSE COMPETITION

We