



, Batemans Bay NSW 2536

## SAUCY ?N' SWEET - CAFE & BAKERY - MAKE AN OFFER - MUST SELL

Phone enquiries - please quote property ID 12820

Food/hospitality

FOR SALE

Situated in prime location with main road exposure and corner position of a popular arcade, this excellent cafe with bakery is now for sale.

This business has been established for some 14 years in Mogo and has an excellent reputation. We do breakfast and lunch, 7 days per week (9.00 ? 4.00pm) and longer hours in the holiday seasonal times. This business is ideally suited to either a family or a husband and wife team. There is also a HUGE opportunity to expand the bakery, as we are the only business in town offering simple bakery items, including homemade pies and cakes, to a very vibrant and growing town.

We seat 18 internally, plus 20 in the Alfresco Area. The premises are leased with 3 x 3 lease in place. The premises are excellent providing good atmosphere with high pitched ceilings. The business is also set up for the bakery side including double deck oven, prover, 20 litre mixing bowls and dough breaker (puff pastry maker). Other equipment in the shop includes:-

Coffee Machine and Grinder (3-15kg p.w.)  
Milk Shake Maker  
Dishwasher  
Refrigerated Sandwich bar