



### Shop 1/132 Inglis Street Ballan VIC

Where the finest cooking meets the best coffee with the warmest atmosphere that together create an addictive feel for the perfect cafe experience. Set in a wide frontage shop on the middle of the beautiful Main Street of BALLAN where the focus is always providing delicious meals, great coffee and friendly customer service. Terrific set up to display the best homemade pastries and sweets and a very efficient kitchen that allows you to continue to produce the finest quality meals. Separate rooms create either perfect intimate spaces for diners or more private spaces for groups. Lovely rear courtyard for warm summer outdoor dining. Long term solid sales turnover ensures that you will continue to benefit from the outstanding creative work of the current owners. Long term lease. Business sale \$170,000 + SAV. Further details and inspection call John Stevenson 0422 ...

**Price** : \$170,000 + SAV  
**Building Size** : 150 sqm  
**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/ballan/business/foodhospitality/7778631>



**John Stevenson**  
 5331 2233  
 0422659385