



## 202 Humffray Street South Bakery Hill VIC

In the Heart of Beautiful Bakery Hill

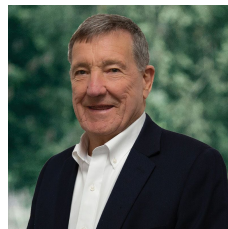
Lively and Inviting café celebrating the owners desire to create inviting food in a diverse atmosphere in both a cosy inside and relaxed outdoor garden setting.

- ? Creative menu designed for Simple Easy Running
  - ? Huge potential for passionate foodies
  - ? Strong sales year round with chance to grow further
  - ? Currently trades just 6 days 8 am to 2:30
  - ? Fabulous position with terrific easy parking
  - ? Easy potential to trade more days / hours
  - ? Currently focused on providing Breakfast and Lunch only
  - ? New Long term lease at a sensible rent
  - ? Kitchen fitted out to handle the busiest days.
  - ? Price \$99,000 + SAV
- Café with a rich history and endless growth potential.

**Price** : \$99,000 + SAV

**Building Size** : 150 sqm

**View** : <https://www.ballaratrealestate.com.au/sale/vic/ballarat-western-district/bakery-hill/business/foodhospitality/7880229>



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