



**Shop 4, 1 Noble Pde, Dalmeny**



### South Coast Café for Sale – Time for a Sea Change

SeaSalt Café is a very popular meeting place for locals and visitors to the area. Specialising in home-made cakes, light meals, breakfast, lunch, morning/afternoon tea and great coffee. Customers enjoy their meals and beverage while admiring the extensive views of Dalmeny Beach. SeaSalt is offered for sale with all Equipment and furniture included in the purchase price (list of inclusions and value supplied upon request).

- The Café is easy to run with a minimal of staff, a great Work/Life balance.
- Flexible open hours – currently open 7days 7.30 to 3pm but could be easily extended into the evenings especially in summer months.
- Dalmeny is well known for its pristine beaches, fishing, swimming and a laid-back lifestyle
- Extremely low weekly rent at \$220pw
- There has been a café here for the last 12years. Great position at local shops and across from Dalmeny Beach
- Great for first business buyer/additional business
- Seats 18 inside and 22 outside
- Current lease 3-3-3 year, just started the 3<sup>rd</sup> year in the first set of with landlord is keen to renew.

For Sale at \$55,000 WIWO.

If you want a business that is walk in walkout and the set up complete this business is for you. The vendors have another business we need to concentrate on, so need to sell.

Full system training and support will be on offer to the purchasers to ensure a smooth transition on this new and exciting venture.

The business is very well organised with systems in place for a smooth handover to

<b>Price</b>	SOLD
<b>Property Type</b>	Business
<b>Property ID</b>	359

#### Agent Details

Dee Cramb - 0421 748 610

#### Office Details

Clearwater Real Estate - Narooma  
02 4476 4449



the next operator.

Financials available on Request.

For more information or to arrange an inspection, please contact Dee 0421 748 610

NOTE: Agent declares interest.

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.