

4/8 Yamba St, Yamba, NSW 2464

Sold - \$160,000

Unit 1  1 



A café that's loved by locals & tourists alike!!

The current owners of Bean scene have been successful running this well-loved café for near 7 years. Bean Scenes a great place to chat to the locals whilst waiting for your morning coffee as the majority of the regular morning customers are locals. It also has a great following with the many Yamba tourists as the tasty affordable meals never disappoint. The atmosphere is casual coastal from Surfers grabbing a gourmet burger after an energizing surf through to mums and bubs enjoying coffee and cake.

FEATUURES

- Breakfast, Lunch and snacks menu available plus blackboard specials
 - Alfresco dining outside for 18 people plus room for 20 people inside
 - Exceptional take away clientele and the current owners offer free delivery throughout the CBD to office workers and store owners.
 - Delicious home cooked meals with a gourmet influence, freshly squeezed juices and smoothies plus all your favourite cakes, burgers and sandwiches
 - Currently trading Monday to Friday 7am to 4pm, Saturday 7am to 3pm, café is closed on Sunday's allowing new owner's room to grow the business if required.
 - New lease in place until 2020, affordable rent and all staff prepared to stay on with the new owners if required
 - Priced to sell at \$190,000 WIWO
 - Inclusions, inventory and profit and loss statements available on request
- Contact Michelle Gillies on 0403188385 for further information

Open for Inspection

By Appointment.

Property Features

- Well established coffee & fresh food outlet
- Currently operating 6 days a week
- Alfresco dining for 18, internally seats 20
- New lease in place
- High pedestrian traffic flow
- Being offered Walk In Walk Out

Listed By

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