

2A Charles St, Iluka, NSW 2466

Sold - \$100,000

Hospitality and Food



ATTRACTIVE WATERFRONT BUSINESS IN ILUKA

Situated right on the Clarence River where the ferry from Yamba pulls in, this very productive café, offers those looking for self-employment a great opportunity. It also offers the opportunity of expanding the café area, plus the option of taking on a liquor license. This could offer interested buyers an enormous increase in trade.

Currently, the business operates From Tuesday to Sunday – 8am to 2pm, with dinner on Saturday nights. Quite a lot of catering for weddings and other functions are part of the business at this very attractive spot.

Views from the café, both inside and outside where seating is offered, are not short of being exceptional, where patrons can enjoy a quality meal while gazing across the river all the way to Yamba. This is the only waterfront café in Iluka.

Comfortably seating around 40 patrons and in a prime location this business is being sold on a Walk In, Walk Out basis. A comprehensive list of plant and equipment is available to intending purchasers (all equipment is owned and in good order).

The property has a registered lease agreement in place for a further 5 years. A rental increase of around \$720 per annum plus GST applies. Current rental in 2020 is \$15,600, or \$280/week inclusive of GST, water and other outgoings.

Current turnover of around \$127,000 per annum nets the owner around \$41,000 after costs. Figures available to interested parties.

The current real estate market is buoyant in this attractive town with it's noted National Parks, beaches and fishing spots, and looks to remain so with the soon to be completed highway, from Woolgoolga to Ballina. Approximately 50 minutes to Ballina jet airport, 20 minutes to Maclean with hospital and Council facilities, and of course a quick trip across the river by ferry, to Yamba.

Please contact Ian Dunbar on 0414 949 531 or our head office in Yamba on (02) 66 462 400 for further information or inspection.

Open for Inspection

By Appointment.

Listed By

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