

**Shop 2/142 Terralong St, Kiama, NSW 2533****\$150,000**

Retail

**Picturesque Kiama Espresso Bar - 35kg of coffee per week**

Are you happy to work by the beach in a picturesque seaside town?

Are you searching for your best lifestyle?

Are you looking for your happy place?

**Open for Inspection**

By Appointment.

Bean Roasted Espresso Bar has a passion for supporting the local community in Kiama, providing a space where locals come together. Supplying Campos Coffee and freshly baked goods every day, Bean Roasted is a staple in daily routines.

Kiama has been one of the best performing suburbs for retail and hospitality business for the past few years. The loyal locals and many tourists provide a flourishing foot traffic to the successful businesses.

The bifold windows bring the Kiama Village ambiance to customers enjoying their coffee and morning paper at the front bench. The café is located opposite Kiama Village Shopping Centre (currently getting a facelift) with Woolworths and BWS as the anchor tenant, providing ample car parking to customers. Many customers order on line and pickup their order delivered to the curb side by one the friendly team.

There is no cooking on premises. Everything is bought in prepared. Thus making it a café without extended cooking or cleaning hours. With closing time of 3pm, this is the ideal business for a parent of school children..... or someone looking to catch an afternoon wave.

There is ample opportunity to extend the prepared menu to include smoothies, salads, soups, wraps or whatever tickles your fancy.

**Key features**

- Takings minimum \$8,000 per week
- 40kg coffee per week
- No cooking
- Huge room for growth by expanding menu options
- Long lease
- Rent \$700 per week
- Trading hours Monday – Friday 6am-3pm, Saturday 7am-2pm and Sunday 7am-12pm
- Loyal and friendly team in place

**Listed By**

Christina Comelli

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