

## SMALL BAR 12 + YRS TRADE ITS TIME

!!!

### West Leederville

An excellent opportunity for the astute buyer to take over the reins of this well-oiled enterprise just north of the city with low overheads with concise trading hours which has allowed the longevity of this performing venue.

Opportunities like this present themselves on rare occasions. Say no more!!!

Broker: Barry Economo

It has these inducements:

- Trades 5 Evenings and 1 Lunch ( Tue to Sat)
- Well established location in a hospitality precinct !!!
- Excellent lease terms. May 2027 with 5 + 5 Yr options till 2037.
- RENT To Die For: Approx. \$5,000 pm plus GST GROSS RENT.
- Rent to Turnover 4.5% approx. YES !!!
- Well equipped with a popular Asian Fusion Cuisine.
- Under Semi management. Net \$200K plus pa
- RARE FIND !!! STRICT CONFIDENTIALITIES.

For Further Details Contact:

Barry Economo



**Barry Economo**

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