



## Italian family restaurant - Ballarat MW1360 (UNDER CONTRACT)

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Located in the heart of Ballarat is a well-established Italian family restaurant operating for over 50 years. With a brick fireplace and warming décor this business seats up to 186 customers for any occasion. A must visit dining location amongst the locals and by all passing though, surrounded by residential, small businesses and clothing outlets, bringing hundreds of potential customers past the shop daily.

- Asking price of the business is \$375,000 WIWO
- Weekly takings of approx. \$31,000 – Owner is willing to provide 4 weeks assistance.
- Only trading 4 hours a day, 6 days a week! Not open Sunday
- Pre-Covid was open for weekend lunch, takings approx. \$38,000 per week.
- New 5+5 year lease
- Amazing rent at approx. \$1,650 plus GST per week
- Very short business hours 5pm – 9:00pm.
- Opportunity to expand take away services to increase sales.
- Highly popular and well-established business with the best Google Star Reviews in area.
- Current owners have been operating for 50 years.
- Warming atmosphere within the restaurant with plenty of tables to accommodate all customers comfortably. 370 square metres (Split 50% between front and back of house)
- 156 seats internal and up to 30 seats outside.
- Large Commercial kitchen, with prep cleaning area. Walk-in freezer & cool room.
- Plenty of parking surrounding the business.
- Licensed.
- Unused upstairs location – can be living or office space for purchaser. (3 rooms)
- Great opportunity if you are looking for an easy run business with

|               |          |
|---------------|----------|
| Price         | SOLD     |
| Property Type | Business |
| Property ID   | 326      |

### Agent Details

Michael White - 0425 858 298  
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### Office Details

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good profit!

- Perfect for an owner operator or for VISA purposes.

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