



**LISTED ON
GUMTREE ONLY,
WITH NO BROKER,
AND NO POLISH-UP**

D. Gillen

Dave Gillen

ORIGINAL AD

Cafe for sale - Kingsgate Precinct, Bowen Hills, Brisbane, QLD

Located in a new development on King Street, Bowen Hills, Brisbane with Lend Lease as the major tenant and a new commercial building being developed directly opposite, the George Bistro and GG espresso kiosk (fully fitted out for future use) provide a traditional coffee service from morning through to mid afternoon and breakfast and lunch service with the potential to extend to drinks and dinner (the business holds a liquor license).

Location is everything - the business benefits from strong patronage of the building's corporate occupants, as well as the advantageous location in a vibrant new precinct. Plenty of future potential for catering, weekend trade to capture residential market, events and post work drinks.

Settled in the heart of this unique development, the cafe and kiosk have a premium and stylish fit out (which cost \$480,000) including a fully equipped commercial kitchen and a long lease with an option.

This incredible opportunity would suit owner operator looking for a business under all the right conditions for an outstanding investment. After two years establishing the business, the owner is selling to focus on a new business in the Brisbane CBD.

Priced to sell as soon as possible - \$180,00. Serious buyers only - must have minimum five experience as an operator to meet lease requirements.

Please contact us to arrange an inspection and for additional information. Email adm*****@*****.au

NEW AD**Cafe for sale - Kingsgate Precinct, Bowen Hills, Brisbane, QLD**

The owners have instructed me to sell our King Street Cafe (quickly) to speed up our move to a larger premises. We've listed on Gumtree only, with no broker, and no polish-up, for \$99,000.

An owner-operator can skip the setup and walk into a premises that would normally be out of reach (premium fit-out cost \$480,000) in the bustling Kingsgate Precinct, Bowen Hills.

Busy already

The café is well-fed by the flow of local foot traffic along King Street. Located in the 9-floor Kingsgate building, it's surrounded by three more 12-floor office buildings, and over 300 apartments within a 2 min walk. It's busy 7 days with the Mon-Fri office crowd and the weekend residential crowd.

More good fortune awaits

Yes the whole area is growing fast. But what will make your accountant happy is the 12-floor office building still to be built directly across the road at 1 King Street.

More business as soon as you want it

The café is currently operating from the main Bistro only. Our Espresso Kiosk was closed during roadworks that prevented traffic and pedestrians from entering King St. Now completed, the foot traffic has increased dramatically.

The kiosk is ready to open once you've got a handle on running the main cafe/bistro. Even during roadworks the kiosk made us an extra \$800 in sales per day.

Easy to get started

The cafe currently runs with 2-3 staff and an extra person in the kitchen. Our staff can stay on during the transition to get you started without delay. They'll even help to train your new recruits.

More info...

For more details **contact Nalin Prakash immediately** (nalin@gregangroup.com.au). Timing is everything for this deal, send a quick email now.

Note: Must have minimum five years experience as an operator to meet lease requirements. If you qualify, contact Nalin without delay (nalin@gregangroup.com.au).

Nalin Prakash – General Manager

George Bistro & GG Espresso Kiosk

Kingsgate Precinct - 2 King St Bowen Hills, Brisbane

<https://www.kingstreetbrisbane.com/retailers/the-george-bar-and-bistro>