



## Ground Floor 5-7 Smith Street, Warragul

### Opportunity Becons !!

An amazing opportunity exists here to be in the Centre of the food/restaurant industry in Warragul. Bank Warragul is 'The Place' to be, with upstairs terrace area, wine bar, night club/function venue.... This is the opportunity to supply the patrons here both during and after events, as well as create your very own following in this prominent ground floor space. There is no real limit to what you can achieve with this very enthusiastic and very experienced vendor. Breakfast/Lunch/Dinner potential. The wood fire pizza oven is the centre stage of the kitchen facilities and there is also the possibility to manage the bar on this floor to add to the income earning potential (licence to be approved). This venue would suit most food/beverage concepts. Your enthusiasm and hard work is all that is needed to create your future. Situated in the Warragul CBD, close to the cinema & West Gippsland Arts Centre.

With the constant patronage and events already in place waiting for your catering, there is already an income stream to get you a base to build off.

What are you waiting for!!

\$40,000 plus GST

With or with out bar (licence required)

Wood fire pizza oven built in

Newly refurbished seated area

Pre existing events to cater for

5am liquor licence

Disabled Entry

Direct Street Access/Exposure

Outdoor Seating

**\$40,000 p/a plus GST**

ID# 42013120014

Property Type Other

Date Available Now



**Phil Gallagher**

0427303284



**Stuart Brock**

0407 610 700