

FHGC Café & Bar +2bdrm Apartment for Sale Dunedin

Ad ID: 104198

Location: **Dunedin**
\$750,000
Asking: **Price reduced: Offers Over // +SAV**
+GST (if any)
Type: **Hospitality-Bars / Hospitality-Cafes**

Price heavily reduced! Here's a hot 'home & income' option in a key location, make an offer today!



Business for Sale Description

FHGC Café & Bar +2bdrm Apartment for Sale
Dunedin

**** New Price! Offers over \$750,000 +GST if any +SAV ****

Iconic Dunedin Cafe, Bar, & Music Venue, plus 2-bedroom apartment!

The Freehold Going Concern, The Galley Cafe and Bar, located on the main street in Port Chalmers, is the perfect home and income real estate and business for sale. Featuring the perfect location, charming venue, amazing food and drinks menus, plus regular live music and functions, and an outstanding reputation – plus it also comes with a gorgeous two bedroom apartment!

Features

- The Galley Cafe & Bar
- Exceptional frontage on main street
- Prime freehold land title of approximately 338m²
- Bar & cafe approx. 248m² ground level, plus 64m² outdoors
- Fabulous indoor and outdoor areas, with both indoor and outdoor fireplaces!
- Fully licensed until 1am
- Outstanding reputation – check out the reviews!
- Short walk to the Port Chalmers Ferry, and cycle trail loop
- Multiple income streams – the 200m²apartment is currently on AirBnB

Cafe & Bar

Located on a prime freehold land title of approximately 338m² and situated on the main street in Port Chalmers, The Galley offers patrons a venue that is charming and cosy and can cater for approximately 68 patrons across the entire venue. The main indoor café and bar area is approximately 200m² on the ground floor level. This leads out onto a sun-drenched courtyard area, which is approximately 64m², and provides flexible indoor/outdoor dining spaces, along with a stunning open fireplace. There is also a separate bar, or function room, adjoining the main courtyard for overflow, which is approximately 48m².

Offering breakfast, lunch, and dinner, the café offers regular Pizza and Tapas on Friday and Saturday nights, as well as live music on Friday nights.

Current operating hours:

- Monday to Thursday 8:30 – 3:pm
- Friday 8:30am – 3:pm & 5:pm – late

- Saturday 9:am – 3:pm & 5:pm – late
- Sunday 9:am – 3:pm

Potentially the hours could be extended by a new owner, to make the most of the 1am licensing, as well as utilizing the venue to feature more live music on other nights of the week.

The Earthquake Report was completed in 2014, the building was classed as medium-risk 36%, so no requirement for any further earthquake proofing, unless you make structural changes to the building.

If desired, the super staff are available and keen to stay on and there is a great supporting website, as well as a well-established Facebook page, with potential for a new owner to grow the online presence further.

Apartment | 'Home & Business' opportunity or additional income stream?

The 1st Floor two-bedroom apartment is situated above the premises and is currently rented out on AirBnB. It is approximately 200m². It could potentially be utilised by the new owner(s) as their own residential accommodation, or as onsite manager accommodation, or you could continue with it on AirBnb and keep the additional revenue stream in place.

This is a fantastic freehold going concern hospitality opportunity, that offers excellent cash flow with plenty of room for you to grow the business, in an area well-known for supporting its local venue. Perfect for a couple, extended family, or group to own and operate as it is currently run, or develop it further. Please see the documents for full details, or contact Adrian now – early viewing is strongly encouraged!

For further information please contact specialist Business Broker Adrian Chisholm, AREINZ, on 021 727 888 or email adrian@tourismproperties.com.

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