



## For Sale

Location: **Otago**  
Asking: **Price by negotiation**  
Type: **Hospitality-Bars**

### A smart and lucrative wine, cocktail & brew bar

Presenting for the first time on the market, exclusively in the Queenstown Lakes District - a smart and lucrative wine/cocktail/brew bar. Price subject to negotiation. Offers over \$500,000 will be considered seriously.

This confidential new listing demands the completion of a Non-Disclosure Agreement (NDA) prior to releasing further detailed information. We promise, it's worth a quick signature!

Situated in a much-coveted locale, our establishment has found its niche within this thriving tourist hub. It offers an ideal environment where guests can enjoy a variety of alcoholic delights, engaging live music, and a straightforward menu.

Here's a snapshot of what's on offer:

- A well-run establishment, inaugurated in 2016, requiring minimal owner intervention - typically between 5 to 8 hours weekly.
- A lease extending till 31 August 2031, subject to renewals.
- Annual rent of \$96,470, exclusive of GST and outgoings.
- Annual council rates of \$6,138.85.
- A comprehensive on-premise liquor license, granting 11:00 am - 2:30 am indoor operations 7 days a week, and 11:00 am - 10:00 pm for outdoor operations.
- A perfect venue for live music performances, which never fail to draw in crowds.
- No-gaming if that's what you are looking for.
- A lucrative opportunity for an owner who's keen on active involvement.

To learn more about this one-of-a-kind opportunity, don't hesitate to reach out to me directly. Let's toast to your future success!

### Contact:

Sean Synnott  
+64 21 286 0749

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