



**BAYLEYS**

Business Sales

## For Sale

Location: **Hamilton**

Asking: **POA**

Type: **Hospitality-Restaurants / Hospitality-Bars**

### Premium Hospitality Lease & Fit-Out Opportunity

An outstanding opportunity to secure a fully fitted hospitality premises in a prominent Hamilton location. This offering includes the assignment of an existing lease together with the sale of a high-quality hospitality fit-out, providing a genuine turnkey platform to launch a new concept without the cost, delay, or risk of a new build.

#### Key Highlights:

- Established hospitality site with a long trading history
- Large, well-configured dining area with additional outdoor seating
- Fully equipped commercial kitchen and bar infrastructure with liquor licence in place
- High-quality fit-out suitable for immediate relaunch
- Strong underlying location fundamentals supporting hospitality trade
- Flexibility to rebrand and reposition under a new concept
- Earlier peak trading years exceeding \$2.0m+

The existing business name is not included, allowing full creative freedom for an incoming operator.

Further information available to approved parties upon completion of a confidentiality agreement.

#### Business Resources

##### • Lease

Assignment of an existing hospitality lease (or possible new lease), offering continuity of trade in an established location without the delays or risks associated with securing a new site.

##### • Food and Beverage

Purpose-built commercial kitchen and bar infrastructure, fully equipped and supported by a current liquor licence, enabling immediate operational capability.

##### • Fixed Assets

High-quality hospitality fit-out in place, providing a substantial saving on replacement cost and allowing a new operator to relaunch efficiently.

##### • Location

### Contact:

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Bayleys Hamilton

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