



Northcote



## Bar for Sale - Chattels Only: Incredible Opportunity to Own a Well-Established Bar in the Heart of Northcote!

### Business Highlights:

- **Prime Location & Impressive Capacity** – Situated in the heart of Northcote, one of Melbourne's most vibrant entertainment precincts, with spacious premises accommodating **approximately 165 patrons**.
- **Turnkey Operation & Fully Equipped** – Ready-to-run with all necessary equipment included, requiring **no additional investment** to begin operations immediately.
- **Growth Potential & Valuable License** – Tremendous opportunity with **late-night license until 1 AM** and **huge potential for growth** under experienced hospitality management.

### About the Business:

This well-established bar in Northcote presents a rare opportunity to acquire a fully-equipped venue in one of Melbourne's most sought-after locations. The **chattels-only sale structure** provides an accessible entry point to bar ownership while maintaining the flexibility to shape your own concept.

### Key Features:

- **Coveted late-night license until 1 AM**, allowing for premium evening trade and maximum revenue potential
- **Large capacity venue accommodating approximately 165 patrons**

Price	\$120,000
Property Type	Business
Property ID	388

### Agent Details

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### Office Details

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- **Secure long-term lease with approximately 15 years remaining**
- **Complete turnkey operation** with all equipment included
- **Prime Northcote location** with excellent visibility and accessibility

### Why Invest in This Business?

- **Exceptional Location** – Northcote continues to thrive as one of Melbourne's most popular entertainment and nightlife destinations.
- **Substantial Capacity** – With seating for approximately 165 patrons, the venue offers excellent revenue potential for events and busy periods.
- **Long-Term Security** – Benefit from approximately 15 years remaining on the lease, providing stability and confidence for your business venture.
- **Growth Opportunity** – Current owner has no hospitality experience, presenting significant upside potential for an experienced operator.
- **Immediate Operation** – Fully equipped turnkey business allows you to start trading immediately with no additional capital expenditure.

### Interested? Let's Talk!

Don't miss out on this rare chance to own a bar in a sought-after location!

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