



FOR SALE

THRIVING CAFE AND FREEHOLD IN PRIME LOCATION

I am delighted to present to you an exceptional opportunity to acquire The Wattleseed Barn Café, a thriving business "As a Going Concern," along with the freehold property (1868m²) located at 39 Hampton Street Bridgetown.

Situated at the corner of Loftie and Hampton Street, opposite Nelsons of Bridgetown Motel and Function Centre, The Wattleseed Barn Café and Florist enjoys high visibility and foot traffic. Positioned strategically at the top end of the main thoroughfare from the Brockman Highway and the South Western Highway, it is the first welcoming stop for tourists and visitors entering Bridgetown.

The business operates seven days a week and has established itself as a popular destination for locals and tourists alike. The Wattleseed Barn Café and Florist has a strong team dedicated to delivering exceptional service and quality products.

With plenty of parking available both on and off the street, customers can easily access the café to enjoy locally prepared food and beverages. The convenient location makes it an ideal choice for patrons traveling from southern regions or staying at the nearby Bridgetown Caravan Park.

Council Rates: \$4640.36/year
Water Rates: \$5,203/year approx including water use

This is a rare chance to own a profitable business and prime real estate in one of Bridgetown's most desirable locations. Memorandum of Information available upon request by contacting Shendelle Harding on harding@atrealty.com.au or 0412 713 911.

2 BED | 1 BATH | 1 CAR

PRICE:
CONTACT AGENT

OPEN FOR INSPECTION:
N/A



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