



Walk into this “ready to run” tavern opportunity

Hotel/Leisure

77 Walter Road East, Bassendean, WA 6054

Floor Area: 550 m²

Leased

Leased: Tue 14-Sep-21

Property Description

- **Walk-in tavern opportunity**
- **Fully equipped bars**
- **Bonus 1st floor apartment**

This exciting tavern opportunity is ideally located on busy Walter Rd East in close proximity to several major roads including Tonkin Hwy, Collier Rd, Broun Ave & Morley Drive. Known for many years as the Ambassador Tavern, new operators will reap the benefits of loyal clientele who are keen to see the doors back open.

This well-known watering hole in Bassendean is looking for a new tenant. With very little setup required, this presents as an excellent opportunity for a new operator to put their spin on an already well known classic. Alternatively the premises offers excellent foundations for other hospitality based uses.

Internally the property comprises a front bar with attached TAB area and pool room. The rear of the property comprises a drive through bottle shop operation which could be expanded upon. Both the bottle shop and front bar include all the necessary equipment such as various cool rooms and fridges, Beer tap and post mix systems, cash registers, TAB machines and televisions. The liquor license and TAB license will be transferred to the new operator.

A bonus 3 bedroom one bathroom apartment is situated on the first floor. This is ideal for office and administration purposes or staff accommodation. Other



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Porter Commercial - VICTORIA PARK

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