



## Restaurant/Cafe/Function Centre Opportunity

Retail • Hotel/Leisure

9379 Western Highway, Warrenheip, Vic 3352

**Floor Area:** 698 m<sup>2</sup>

### Property Description

If you are in the hospitality industry and are seeking an opportunity to showcase your abilities look no further than this walk in walk out contemporary Cafe/Restaurant and function Centre. Situated strategically for maximum exposure on the Western Highway the property is positioned adjacent to Ballarat Colonial Inn and neighbouring tourist attractions. This exceptional opportunity requires a major injection of energy and passion but fortunately very low starting costs with all equipment and fittings included in the lease and ready for use.

Features of this property include:

Conference room and restaurant/cafe', heated outdoor dining area, wood fired pizza oven, Ducted air conditioning and a wood fire,  
Full kitchen, cool room, walk in pantry, rear office, loading bay  
22 on site car parks

### Leased

Leased: Thu 03-Jan-19

### Additional Details

#### Tenure Type

Vacant Possession

**RayWhite.**

**Tracey Holmes**

0407 825 045

**Will Munro**

0427401798

Ray White - Ballarat

37 Lydiard Street South, Ballarat Central Vic 3350