



Business Features

- Absolute Waterfront
- Gilled & Gutted business for sale.
- 1770 Restaurant for lease ready to go
- Strong local trade.
- High traffic area
- 2 separate outlets
- Veranda dining
- Outdoor courtyard
- Year round trade.
- Balanced cash flow

OFFERED AT \$ POA

About Us !

Real Estate Downunder specialise in tourism related businesses and unique rural estates. We remain proud for each and every transaction we handle. Through experience we are placed to offer our clients a value added service. Our efficiency, reliability and trustworthiness ensure that each and every transaction is accurate, on time and transparent. We are at your service.....

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Opportunity at hand!

- Opportunity to purchase established takeaway and build the restaurant trade as you want it, with fresh local produce.
- Perfect opportunity for owner operators.
- Centrally located on the waterfront with outstanding harbour front positioning.
- Seriously commercial kitchen at an outstanding location on the harbour.
- 5 minutes' walk to the CBD.
- Gilled & Gutted 17 years of strong returns.
- Suite of affordable rents and outgoings..



Williams Hospitality Suite - 7 Webber Esplanade Cooktown, Nth Queensland, 4895



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Opportunity

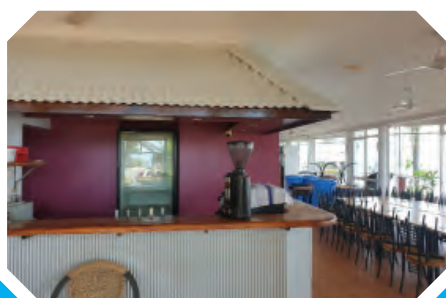
Far from the city lockdowns is a harbour that awaits your freedom, energy and ideas. Here presented is a suite of hospitality opportunity with balanced cash flow 20 years of operating. Gilled & Gutted Takeaway on Williams Wharf at the Cooktown waterfront offers a revenue stream that would entice any enthusiastic entrepreneur to stand to attention. Restaurant 1770 after a change of tenancy has been closed and recently refurbished ready for the 2022 season. Both operations are offered together. Previous tenants have operated both outlets with adjoining kitchens. In the low season the takeaway business continues to thrive supporting the lower tourist numbers that are realised in summer. Be host to the high fliers that come from their ships past the front door April-Nov. Cooktown locals enjoy to head out, with the right atmosphere, & right grazing card you will have them in the hand.

Location

Cooktown the tropical gateway to Cape York attracts thousands of domestic and international visitors each year, with the Grassy Hill lookout being a must-see attraction. This business is nestled into waterfront precinct and a 500 metre stroll to the town centre. Pristine beaches, tropical lagoons, waterfalls, and outstanding fishing await,

Cape York is noted to be one of the world's last untouched frontiers, for many it is on the top of the bucket list. Cooktown is a unspoilt, small historic coastal hamlet surrounded by stunning unparalleled countryside, Aboriginal culture, nested inside Australia's Great Barrier Reef.

With its laid-back atmosphere and friendly people it is a charming place to call home. Cooktown sits at the mouth of the Endeavour River, 267km from Port Douglas.



An incredible waterfront gathering place!



Particulars

☞ This Absolute Waterfront Suite of hospitality offerings on in the Far Tropical North Queensland town of Cooktown makes the perfect entry-level opportunity for the budding chef, cook or family operators.

☞ Takeaway business for sale \$55K with a list of included business chattels

☞ Takeaway premises rent + outgoings lease is affordable and outgoings clearly presented and easy to budget for.

☞ 1770 Restaurant Lease + outgoings available with a bonus entry package for the first few months to establish the operation. Premises includes a list range of needed chattels for service, seating and food & beverage preparation.

☞ Purchasing is available locally with delivery, likewise a wide range of fresh product coming right to the door facilitates affordable bulk buying (excellent storage capacity) opportunities

☞ Outgoings exclude Liquor & food licence, electricity, gas, waste, etc as listed.

Highlights

Centrally located on the waterfront with registered business name 1770 Restaurant trading since 2003. . Most tourists make their way to the waterfront numerous times on their visit to Cooktown. The court yard & waterfront dinning overlooking the wharf could easily turn this in to a highly desirable place to be

Fully equipped substantial kitchen fit out with a view of paradise and Cooktowns waterfront.. Strong potential for other income streams such as hampers, own branded Gelato, coffee roaster, night-time grazing boards, or Coupé Denmark & coffee in the courtyard. If you are looking to further develop a manageable local friendly business, in a magical part of Australia, that has so much more potential, well here, it is. Without the huge outlay.

Cooktown receives around 80% of all tourists travelling on Cape York. The pandemic has driven a huge flow of desirability for many to go bush in boats, SUV's and in very expensive hardware. Cooktown has modestly taken off.



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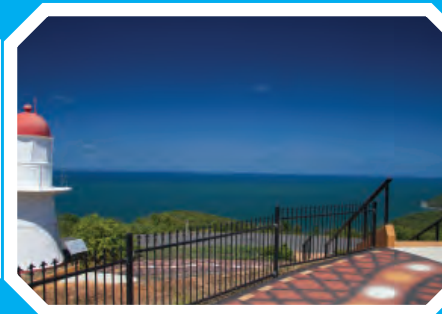


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Facts

- ☞ Takeaway is a thriving essential food outlet with loads of potential
- ☞ Loyal 20 year local year round patronage.
- ☞ 3 + year sub leases
- ☞ 1770 Restaurant lease includes chattels + entry rent bonus for setup to trade.
- ☞ Williams family operate a marine business and boat refuelling and resupply pontoon from this building and live upstairs.
- ☞ Win win proposals welcome



Regional Update

Be part of Cooktown's future growth from a prime position. With the Mulligan Highway sealed for the past 15 years and optic fibre to Cooktown places connectivity for Cape York at a premium. This for many recent years now, has made commercial enterprises prosper.

Cooktown is a charming historical town, unspoilt by the urgency of modern life. Its close proximity to nearby reefs, deserted beaches and river systems make it an ideal fishing destination. While it is best known for its endemic wildlife, culture, history, bird watching and famous barramundi stocks the region is an enchanting place to call home.

Real Estate in 2020 is much better than previous years. Most investors are buying due to the secure returns, The regions growth is unlikely to match the likes of other places or loose its frontier charm in a hurry. In 2020 Cooktown and Cape York were able to shut the door to immediately stop the Corona Pandemic from reaching remote communities. This event made Cape York incredibly safe. In 2021 Cooktown and the whole of Australia celebrated 251 years since the arrival of Captain Cook and the crew of the HMBS Endeavour.

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