

Information Memorandum

LORNE CENTRAL

54-56 MOUNTJOY PARADE, LORNE



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BUSINESS OVERVIEW

A unique opportunity presents itself to acquire an absolute iconic Lorne business – Lorne Central – a brilliantly-established, fully licensed café/restaurant located in the heart of Lorne. Surrounded by the natural beauty of Victoria's coastline and just steps from the sand, this is a once-in-a-generation chance to secure a thriving hospitality business in one of the Surfcoast busiest tourist towns!

Occupying a high-profile position with uninterrupted exposure to both local and tourist foot traffic, Lorne Central enjoys strong year-round trade with significant spikes during the peak summer season. The business is offered as a turnkey operation with seven years remaining on the current lease (plus further options), a full liquor licence, and a complete inventory of commercial kitchen equipment, furniture, and bar fit-out.

A trained and reliable team is already in place, ensuring a smooth transition for any new owner. Further strengthening its operational appeal is the option to lease two nearby staff apartments – an invaluable asset in a tightly held coastal rental market.

Known for its relaxed coastal charm and consistent profitability, Lorne Central is ideally suited to experienced hospitality operators, ambitious new owners, or investors seeking a hands-off income-producing asset with proven returns.

With summer fast approaching, this is the perfect time to make your move. Secure Lorne Central today and capitalise on the busiest and most profitable trading period of the year.

LEASE DETAILS

Lorne Central currently holds a secure commercial lease over shops 1 & 2, 54-56 Mountjoy Parade, Lorne and residential leases (for staff members) over 3/54-56 Mountjoy Parade and 5/54-56 Mountjoy Parade on the following terms and conditions.

PREMISES

	Rent	Term	Further Terms
Commercial			
1 & 2 / 54-56 Mountjoy Parade, Lorne	\$6,765.20 p.c.m (from 1 Nov)	Expires 31/10/27	2 x 3 years
Residential			
3 / 54-56 Mountjoy Parade, Lorne	\$2,129.16 p.c.m	Expires 30/11/25	T.B.N
5 / 54-56 Mountjoy Parade, Lorne	\$3,041.66 p.c.m	Expires 30/11/25	T.B.N

FINANCIALS

Lorne Central is a profitable well-run business that has grown through a clear focus on customers, high levels of service and quality product.

Total income has progressed steadily upwards from \$1.5m over the past five years while showing consistent profit margins on an ongoing basis.

An exciting opportunity for an operator to not only continue the trend but explore and capitalize on the evening and night time trade with the ever increasing Lorne tourism market.

The business is being sold with an exhaustive list of plant and equipment, providing an operator with a "turn key" opportunity ie. everything is staying! This is further enhanced with the ongoing employment wishes of current staff and the cleverly created accommodation leases for proven team members.

Full financial statement and lease agreements are on hand and available.



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