



## 54 Cowper Street, STROUD, NSW 2425

### Milk Bar & Cafe - Stroud NSW

Cafe/Coffee Shop | Business for Sale | Stroud

Stroud Milk Bar and Caf   occupies the premium retail location in the centre of historic Stroud.

The business is well established and profitable, even though the owners do not currently work in the business, other than administering systems and finances.

With an amazing, picturesque vista and a traditional fit-out, this milk bar and caf   have a solid local clientele and significant traveler and tourist customers.

With a dedicated team and efficient systems already in place, this is a seamless opportunity for an ambitious operator to step into success. The milk bar and caf   has a reputation for exceptional coffee and offers traditional breakfast, lunch menus, famous milkshakes, gelato and a huge selection of old-fashioned lollies plus offering a pizza and burger menu on Friday evenings.

The vendors will provide a suitable handover period to ensure a smooth transition to new ownership.

#### Features Include:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** L39335202

#### SALE DETAILS

**\$155,000**

#### CONTACT DETAILS

**Elders Real Estate R&R Group**

73 Cowper Street  
STROUD, NSW  
02 4999 5521

**Denise Haynes**  
0414725482

Professional, appealing, and Council compliant shop fit-out designed to showcase the historical nature of the town.

Extensive, appropriate, modern and well-maintained fixtures, fittings and equipment. With recently upgraded A/C and other essential appliances.

Approx. 37.84 KW solar power feeding direct to shop (installed Jan 2025)

Approx. 73 sqm of internal space + ample approved al fresco dining space + secure 20 sqm storage shed.

Licensed for 20 seats internal dining and set up for 15 al fresco external dining

A very capable team that are keen to stay in the business if it suits the new owners' plans.

Ample parking

POS including kitchen display and customer screens and all other systems in place

Opportunities to grow the business:

The milk bar and cafe is currently operated with 100% employees as the owners operate other business which occupy all their time. This sale is a great opportunity for a new owner to grow the business and enjoy the great lifestyle the region offers.

Opportunities for growth include:

Daytime trading hours could be extended.

The community desires for the Friday evening pizza and burger restaurant to trade additional nights. Other evening menu options would go well.

Online ordering.

Alternative ordering of stock rather than more expensive wholesale deliveries.

Cook more menu product rather than precooked from wholesaler.

A delivery service would also be successful.

Stroud is growing with many residential developments visibly underway.

In November 2026, Stroud celebrates its bicentennial with increased tourist traffic and exposure assured.

Stroud is home to picturesque historic buildings nestled in a peaceful valley less than an hour from

Newcastle. The town has many visiting tourists with high demand on local accommodation.

Stroud hosts various annual community events

Call or Msg Denise Haynes 0414 725 482 - Elders R&R Property Group for Details

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

\*approximate

- Business Type:









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Internal Floor Area: 218m<sup>2</sup>  
 Land Area: 493m<sup>2</sup>



Disclaimer: Plans and dimensions are depicted as accurately as possible, however, these plans are to be used as a guide only as variations may be possible.