

# Café Tropicana: Profitable Business, Café and Building Available For Sale/Lease

Café Tropicana is a well known, established and popular internet Café, bar and restaurant situated on the main street of Neiafu town centre on the pristine Vava'u island group of the Kingdom of Tonga.



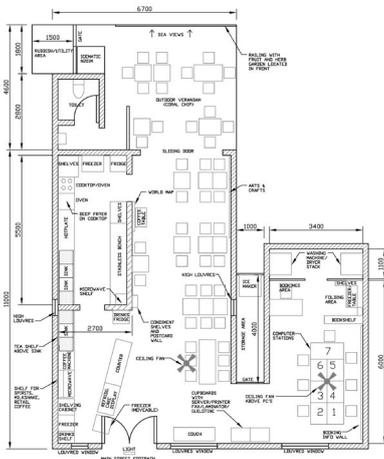
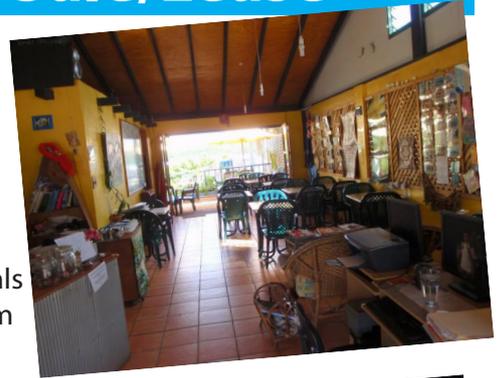
This fully licensed and multi faceted business is located near the post office, grocery store, fruit store, bookshop and banks and is perfectly situated to capture all passing trade, be they locals or tourists, making it without doubt the premium revenue generating Café business on Vava'u.

This efficient and extremely well run business has been in operation since 2004 and with the present owners since 2007. With well trained, friendly staff who offer a warm welcome and excellent service coupled with great food and drink, this dynamic business caters to not only loyal locals and passers by but to the many tourists who visit this unique island group all year round.

The indoor area comprises nine internet stations a reading lounge, fully equipped kitchen, laundry room, booking agency, icemaker, several storage areas, video projector stand/screen, bakery area and a service and counter area totalling 105 metres square (1,143 square feet). At present the seating accommodates 20 customers. Café Tropicana is the largest indoor Café in Vava'u and is a venue much in demand for gatherings of all kinds due to the space available.

The outdoor coral balcony is approximately 31 metres square (337 square feet) and comprises an ocean view dining area and bathroom, icemaker cupboard, and outside storage facilities. The popular balcony area, fully covered and shaded using a native creeper, accommodates up to 20 seated customers. Solar power generation of 75% of our needs will be installed in May 2014.

Café Tropicana has a land lease running through till 2021 with the previous developers that is available to transfer as well. The lease then changes ownership to a major Tongan Corporation that wants the café to stay as we attract customers to their other shops in the same block.



The next door neighbour is the Adventure Backpackers and run by the same landlord. As of April 2012 we extended our Internet, booking service and new Laundry into a room left vacant by the Duty Free store moving next door with the same landlord.

Café Tropicana is that rare business that does not require excessive hours of work just to make a decent income. You don't even need to be from the food industry in order to succeed, you simply need to be creative and dedicated to customer service. Owning café Tropicana gives you the opportunities to not only own a profitable café in Tonga, but to live a lifestyle of in a South Pacific paradise!

For more information on this property, please phone Paul on **887-0040** or **771-4977**. Email: [paul@propertytonga.com](mailto:paul@propertytonga.com)