



54454 – Turnkey Operational Café & Business Takeover in Jalan Tumbak Bayuh, Pererenan

Description

? **Location:** Jalan Tumbak Bayuh, Pererenan, Mengwi District, Badung Regency, Bali (*Prime commercial growth corridor*)

An outstanding turn-key hospitality takeover opportunity situated along the high-traffic commercial strip of Jalan Tumbak Bayuh, Pererenan. This fully operational café is complete with all machinery, tables, kitchen setups, and interior furnishings included in the transfer, allowing an incoming operator to begin trade immediately with zero setup downtime. The asset includes **1 year and 9 months remaining on the current lease contract**, backed by a secured contractual renewal clause that caps future land rent increases at a maximum of **20%**. Offered at an attractive sublease price of **IDR 800,000,000**, this turnkey business provides an accessible entry point into one of Bali's most vibrant and rapidly expanding dining corridors.

Property & Business Details

- **Asset Type:** Fully Operational Turnkey Café Sublease / Business Takeover
- **Remaining Lease Duration:** 1 Year & 9 Months (*Immediate operational takeover*)
- **Lease Extension Terms:** Secured contractual renewal clause with a guaranteed land price increase cap of maximum 20%
- **Inclusions:** Fully inclusive transfer comprising:
 - Professional commercial coffee and kitchen machinery
 - Dining tables, seating, and outdoor/indoor furniture
 - Complete service setup, POS area, and operational equipment
 - Established venue layout ready for instant trading

Transaction & Pricing Terms

- **Sublease / Takeover Price:** IDR 800,000,000 (*All-inclusive key money transfer*)

Key Investment Advantages & Strategic Highlights

- **Prime Pererenan Corridor:** Located on Jalan Tumbak Bayuh, a primary lifestyle artery connecting Canggu and Pererenan, capturing high daily vehicle traffic and resident expat footfall.
- **Zero Setup Downtime:** Fully fitted out and operational, enabling immediate revenue generation without the delay or capital expenditure of new fit-outs and licensing build-outs.
- **Protected Renewal Terms:** The 20% capped extension clause guarantees operational predictability and safeguards long-term rental overheads for the next lease cycle.
- **High-Conversion Hospitality Opportunity:** Ideal for café operators, bakery concepts, specialty coffee brands, or investors seeking a plug-and-play food & beverage business in Bali.

? **Takeover Price:** IDR 800,000,000 (*All-inclusive*)

? Turnkey operational café sublease on Jl. Tumbak Bayuh, Pererenan with 1 year 9 months remaining and capped 20% lease renewal rate.

? **Interested in representing or acquiring this business?** Contact us for financial history, equipment inventories, lease agreement terms, or to schedule an on-site operational inspection.

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