



51HF - PRICE REDUCED NOW \$1,800,000

- Fantastic money making opportunity.
- Exceptional trade with recent valuation on file at \$2,150,000 (Yes, \$350,000 above asking price)
- Insurance value for reinstatement / replacement in order of \$4,700,000.
- Good revenue spread - 55% from bottle shop, 18% bar, 10% Poker machines, 8% food.
- Main road location with a constant trade.
- Long term owners retiring.
- The only pub in town!
- Only Bottle shop in town and main source of income.
- Easily managed with reliable long term staff.
- Huge upside for functions and Hotel areas.
- 22 spacious rooms not in use - offering some upside subject to Council approval. Could be 17 lettable rooms and one flat.
- Private and modern function room for 200 people with dance floor, bar area, screen projector / conference system and used for wakes and family gatherings.
- Gaming machine threshold for the property of 8.

Price Freehold \$1,800,000

Property Type business

Property ID 1418

AGENT DETAILS

Michael Philpott - 0433 137 927

Peter McHugh - 0421 904 675

OFFICE DETAILS

Beecroft

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