

Sold



Delegate



## 52HF - The Pokies Have Gone - Make an Offer on a Simple Country Pub

- Exceptionally solid bar and accommodation business.
- Vendor has sold off the remaining pokies.
- Huge 3 bedroom spacious residence.
- Games Room with TAB facilities, pool table, dart board and music vending machine; monitors for Fox and Sky channels.
- Dining room provides seating for 30+ people inside and a further 60 outside.
- 13 rooms with a sleeping capacity of 30.
- Straight-forward operation, easily managed or a great starter.
- Well-located on established tourist route.
- Long term owner retiring. The current owner has operated the business for the past 30 years - plenty of potential to introduce fresh ideas.
- On about 7,474 m2 of land.

Price

SOLD

Property Type

Business

### Agent Details

Michael Philpott - 0433 137 927

### Office Details

Beecroft

34 Lamorna Ave Beecroft NSW

2119 Australia

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TOURISM  BROKERS

Recent improvements include:

- Low energy heaters in all rooms.
- Low energy lights throughout hotel.
- Building repainted.
- Hot water is supplied from roof-mounted solar panels.

Detailed property report available with financials and supporting documentation.

Local school well established and a true part of the community

<http://www.delegate-p.schools.nsw.edu.au/home>

Located in a picturesque country town between the Snowies and the Sapphire Coast, the Delegate Hotel is what locals and travellers alike recognise as a real country pub. The hotel operates a simple single bar, food is available at the counter or in a good-sized dining room, there is a games room and the weary can rest up in one of the 13 rooms.

Net Profit: \$150,000 estimated - a return of 37.5%

Contact Michael Herringe from Tourism Brokers for further information or to arrange an inspection.

Property ID: 52HF (quote when enquiring)

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