



51HF - 26% RETURN

- 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 \$1,900,000

Property Type business

Property ID 1418

AGENT DETAILS

Michael Philpott - 0433 137 927

Peter McHugh - 0421 904 675

OFFICE DETAILS

Beecroft

34 Lamorna Ave Beecroft NSW 2119

Australia

1300 512 566



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.