



Bluff



72HI - LEASED PREMISES - SOLID INVESTMENT IN GROWTH AREA

Leased investment on the Capricorn Highway Queensland. This is a good long term strategic holding that is very profitable for the landlord and the tenant.

Approximately 1,000 people living and working in the area with three operational mines nearby and the coal train change-over depot just across the road. The business is very, very strong.

The long-term owner is retiring and has leased the business to a solid professional tenant. A strong tenant making solid returns.

Featuring a corner block with 15+ caravan sites (12 powered) at the rear of the hotel used for caravans and overflow accommodation in addition to vehicle parking.

There are two connecting bars servicing the pub and the manager's accommodation has three+ bedrooms.

The hotel offers:

- 7 spacious accommodation rooms.
- Well regarded Restaurant onsite.
- Main bar with lounge and dining area.
- Excellent function room.
- Commercial kitchen.
- 5 Poker machines, pool table and juke box.
- Covered beer garden.

Price	SOLD
Property Type	Business
Property ID	3724

AGENT DETAILS

Michael Philpott - 0433 137 927

OFFICE DETAILS

Beecroft
34 Lamorna Ave Beecroft NSW 2119
Australia
1300 512 566



- Solar Power saving the tenant and business more money and strengthening the operation.
- Only Hotel in town
- Approximately 4,057 m2

Annual Rent: \$80,600 plus GST per annum

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

Property ID: 72HI (quote when enquiring)

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