



Ivanhoe

EXCLUSIVE TO TOURISM BROKERS



70HI - MODERN BUILDING WITH LONG TERM LEASE

- Long-term investment opportunity with a strong lease.
- Outgoings are paid by the tenant.
- 10 years commenced August 5th, 2020 with 3 x 10 years options.
- \$80,155.19 (plus GST) annual CPI increases.
- Substantial depreciation .
- A local landmark for the area.
- The old hotel burnt down in late 1995 and this one was built in 1996.
- Service centre for the area and has a constant reliable gathering of locals and tourists alike..
- 4,812 sqm.
- 7 newly refurbished motel rooms. They feature brand new queen beds fitted out with fresh linen, air-conditioning, side tables, lounge and ensuite to make the stay a bit more like home.
- Large country style public bar with long timber counter with stools plus other assorted tables and chairs.
- 30 seat restaurant serving modern Australian cuisine.
- Large landscaped outdoor area with covered areas and bench seating.
- The Hotel kitchen is suitably equipped to cater to the hotel clientele with commercial appliances, gas facilities, ample bench space and a walk-in cool room.
- One bedroom residence onsite with ensuite and air conditioning.
- Guests don't have to go anywhere else to feel right at home.

Annual Rent: \$80,155.19 plus GST

Price	PASSIVE INVESTMENT \$950,000
Property Type	Business
Property ID	4067

AGENT DETAILS

Michael Philpott - 0433 137 927

OFFICE DETAILS

Beecroft
34 Lamorna Ave Beecroft NSW 2119
Australia
1300 512 566



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

Property ID: 70HI (quote when enquiring)

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