

Sold



Ivanhoe



## MODERN BUILDING WITH LONG TERM LEASE - 70HI

- 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.

Price

SOLD

Property Type

Business

### Agent Details

Michael Philpott - 0433 137 927

### Office Details

Beecroft

34 Lamorna Ave Beecroft NSW

2119 Australia

1300 512 566

**TOURISM**  **BROKERS**

- 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**

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

**Property ID: 70HI (quote when enquiring)**

**Location:** Ivanhoe is a very small township on the Cobb Highway between the Lachlan and Darling rivers in New South Wales, Australia. It is located within the Central Darling Shire local government area and it is now more of a stopping off point for tourists headed north and south along the Cobb Highway. It is the centre of a traditional pastoral area and still provides agricultural products and services for a large part of the Shire.

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