



For Sale \$2,000,000

**Hotel - Freehold - Accommodation - North West N.S.W.**



**Agent Contact Details:**

Hotel - Freehold - Accommodation - North West N.S.W. - Agent SBX Code Number: CB1115

Contact: SBX Business Brokers  
 Office: 02 9439 4403

Top quality freehold hotel, enjoying an unopposed position, with reverse cycle air conditioning, glycol system and 3 bars with a total of 12 taps. - A function room with a 200 seat capacity has its own bar, with the very popular restaurant/bistro seating 90. - The commercial kitchen is up to date, and has a pizza oven. - The drive-in bottleshop enjoys huge demand and is separately staffed. -A high demand exists for the accommodation, which consists of 23 rooms over two storeys. - These have shared facilities, with a guest lounge and kitchenette located on the first floor. -A separate room contains the 5 pokies, and an ATM is available. - A games room has 2 pool tables and the jukebox. - The kitchen is sublet on a rolling 3 month agreement.

**Potential**

Reintroduce TAB and Keno. - Complete website. - Kids play area. - Complete beer garden shelter.

**Features**

Dominant position - Great reputation - High margins - Good dining options.

**Premises**

Magnificent 3 storey Federation styled premises in excellent condition and a total area of 1800 sq. mts.

**Location**

Central position in thriving rural town which is the hub of Australian cotton production.

.....