

Leasehold Tattersalls Moulamein

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Price: \$150,000.00

Poker Machines: 0

Rooms to Let: 3 ensuite, 5 pub rooms, 2 cabins

Bars: Single service bar

Restaurant: Full kitchen and separate dining

Bottle Shop: Drive thru serviced from bar

Construction: Two storey brick

Residence: Self contained residence with seperate entrance

NEW 15 YEAR LEASE

RENT 6.6% OF TOTAL SALES

PROFIT AFTER RENT \$100,000- +

2 STOREY CLASSIC CORNER PUB

LOCAL AND TOURIST FAVOURITE

Are you ready for a river change in big sky country? This terrific business is ready and waiting.

Nestled on the banks of the Edwards River, The Tattersalls Hotel is an impressive sight. This classic 2 storey corner hotel sits on a large block in the centre of this charming town.

Due to a family circumstances, it is with great regret the new owners are relinquishing this fantastic business.

Loved by locals and tourists alike, The Tattersalls Hotel caters to all. As their website states,

EAT, DRINK, STAY.

EAT

Their popular bistro operates 7 nights a week, with meals available all day from 11.30 Thursday to Sunday. Meals can be enjoyed in the casual dining area in the bar or the more formal dining room.

DRINK

Relax in the bar or beer garden while sampling the large range of local and imported beers, broad wine selection and extensive range of spirits.

The convenient drive-thru bottle shop is popular with locals, travellers, and fishing enthusiasts.

STAY

The range of accommodation suits all travellers. There are 2 cabins overlooking the river, (with room for 2 more), 3 en-suited rooms, 5 pub rooms and free camping behind the hotel right on the waterfront. This welcoming hotel even offers free showers and toilet facilities for campers,

The new owners have increased the income from accommodation, with occupancy rates boosted by ongoing long-term contractors working in the region.

Generous owners' accommodation opens onto the 2 street fronts upstairs verandah.

The small town of Moulamein (pop approx. 500) is located 855 km south-west of Sydney and 373 km north of Melbourne. Moulamein is multi-faceted in its attraction for visitors, with something for everyone.

It is the oldest town in the Riverina and prides itself on its historic buildings and attractions.

Situated on the Edwards River where it meets the Billabong Creek, Moulamein also boasts the tranquil waters of the 15-hectare Moulamein Lake. The town is perfect for fishing, water skiing, sailing and nature walks.

A recently completed mural on the town's water tower ensures Moulamein is now a must see for the popular Art Trail followers.

The current owners have hit the ground running, tweaking this great business to improve the figures even further, a fantastic business opportunity is waiting.

To find out more about this solid business, contact us today on 0417 252 199.

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