Neville Hotel



Price: $1,000,000.00
Poker Machines: 0
Rooms to Let: 3 hotel style, 200+ Caravan parking spots
Bars: Single bar operation
Restaurant: Commercial kitchen, separate dining area
Bottle Shop: Over bar
Construction: Single storey brick
Residence: Self contained 1 bedroom unit

The Neville Hotel & Function Centre
Freehold Sale $1,000,000 OR
Business lease with option to purchase

CHARACTER - Sympathetically renovated single storey country village hotel
LOCATION - Part of the tourist focus Central West NSW, Popn 182,682
TOURISM - Bathurst, Blayney, Orange and Cowra - 45 min away, Sydney CBD 3.5hr
POTENTIAL - 5 acres of manicured countryside - Weddings, functions, events, etc
BUSINESS - Bar, food, functions, accom, camping. Large events already booked

After 2.5 years the current owner has created that quintessential country pub, maintaining the character, yet providing full modern features expected today, building the vision; they are not able to operate the business as it deserves.

The Pub:
- Main bar with open fireplace, pool table and capacity for around 100 patrons.
- Dining room with open fireplace and seating for approx. 30-35 people.
- Bistro / café area with open fireplace and seating for approx. 10 people.
- Large commercial kitchen capable of servicing high volume bistro trade, weddings and festivals.

Accommodation and camping:
- Three pub style guest rooms with shared bathroom.
- Self contained one bedroom unit (ideal for an on site manager or premium guest accommodation).
- Large camping area with space for over 200 campers.
- Outdoor toilet facilities for campers.

Ancillary improvements:
- Storage shed.
- Approx. 200 m² dedicated car parking area, with additional informal parking available on the grounds for events (subject to layout).

Outdoor trading and event zones
- Sun drenched, north facing, designated beer garden with fire pit, music stage and capacity for up to 200 people.
- Front verandah with fire pit and on street seating for up to 30 people.
- Back verandah with open fireplace and seating for around 30 people.
- Expansive lawns and camping paddock, ideal for festivals and multi day events.

Potential
- Expand the events calendar (festivals, retreats, markets, car and bike weekends).
- Build cabins or tiny homes (STCA) for workers on regional projects and destination tourists.
- Develop a stronger food, wine and craft beer offering to leverage nearby wineries and breweries.
From the vendor: "It's a reluctant sale - I'd rather keep it and lease it out, but living 4 hours away means I just can't keep running it the way it deserves."

The vendor has requested that all property inspections be conducted through the agent.

To further discuss this unique opportunity, including various purchase opportunities then pleas contact Nick on 0417 252 199

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