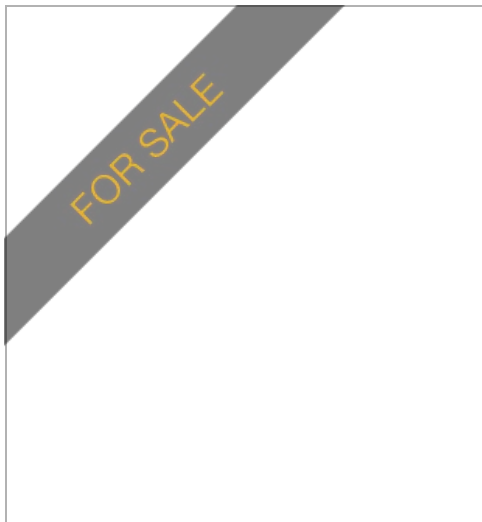



# Royal Tavern - Coolamon



**Royal Tavern  
Coolamon**

www.hotelbroker.com.au



- Freehold & business
- 6 Pokies \$1.65m
- 0 Pokies \$550,000
- Weekly sales \$16,000
- Cost effective operation
- Price supported by asset value

Nicholas Tinning  
0417 252 199

*Chris Jinning & Company*

<b>Price:</b>	\$1,650,000.00
<b>Poker Machines:</b>	6
<b>Rooms to Let:</b>	0
<b>Bars:</b>	single bar operation
<b>Restaurant:</b>	Currently trading 6 days
<b>Bottle Shop:</b>	Over bar
<b>Construction:</b>	Single storey brick
<b>Residence:</b>	two bedroom self contained
<b>Weekly Sales:</b>	\$16,500 +

## Royal Tavern - Coolamon

Freehold includes land and buildings, plant and equipment, business and goodwill, hoteliers license and either 0 Gaming Machine Entitlements Asking \$550,000 or 6 Gaming Machine Entitlements for \$1,650,000.

Coolamon continues to grow rapidly, 41 km North West of Wagga Wagga, one of the richest pastoral and agricultural districts in the Riverina, many tourist now enjoy the streetscape featuring the Coolamon cheese factory, Up-To Date store and museums.

The Royal Tavern sits prominently at the head of the main street. Refitted and upgraded after fire damage in 1990. This single storey hotel combines the presentation of a classic country pub with the facilities of a modern hotel as demanded by patrons today.

Situated on a large 1,770 square meter block, the hotel includes a classic bar, gaming room/lounge, dining room, kitchen, managers unit, beer garden and carpark.

The asking price of this hotel is underpinned by the asset value of the property.

Well worth further consideration.


All inspections are to be conducted through the agent.




## Contact Chris Tining & Co

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