TOP TOWN TAVERN WYALONG



Price: $1,150,000.00
Poker Machines: 0
Rooms to Let: 0
Bars: Public Bar
Restaurant: Bistro open Mon evening to Sat evening
Bottle Shop: Over counter
Construction: Single storey brick
Residence: Self contained owners residence

TOP TOWN TAVERN WYALONG
INVESTMENT HOTEL
FOR FREEHOLD SALE $1,150,000-

SINGLE STORY COUNTRY PUB ON A MAJOR HIGHWAY
STRONG LOCAL TRADE, LONG LEASE IN PLACE
ALL OUTGOINGS PAID BY TENENT

PRICE: $1,150,000
RENT: $105,000 PA + GST
ANNUAL INCREASES:CPI
BUSINESS LEASE TERM:25 YRS
OUTGOINGS:100% TENANT
RETURN ON INVESTMENT: 9%

Top Town Tavern or "Toppy" as it is colloquially known enjoys a fine reputation as one of the leading hotels in the West Wyalong district. The current owners purchased the freehold of the property in 2023 as part of a substantial hotel package; they have extracted the un-used gaming machine entitlements and are looking to sell the hotel and concentrate on their major business.

Operated under lease since Jan 2021, the current tenant has enjoyed this consistent, profitable business.

Top Town Tavern is an attractive single-storey brick hotel with verandahs to two sides. Facing the busy Newell Highway, it is well situated to catch passing trade. "Toppy" is also a favourite of the locals.

Some renovations have occurred over the years; however the hotel retains its character and appeal.

Considered as one of the best hotels in the Bland Shire, Top Town Tavern has enjoyed a reputation for good food, good times and a family friendly pub.

West Wyalong is traditionally an agricultural service town at the junction of two major highways; the Newell and Midwestern. Town population is approx. 3,000 including Wyalong a suburb 5km east where the Newell Highway meets the Olympic Way.

The surrounding agricultural district is principally wheat/sheep however some diversification from this traditional farming has taken place.

Pace Farm is a $25m egg production, grading and packaging plant on the edge of West Wyalong - the largest in the Southern Hemisphere.

Lake Cowal gold mine has been given government approval to expand further in Feb 2025. An open pit gold mine some 30 km Northwest of Wyalong, Evolution Mining has over 500 people employed and numerous contractors staying locally, providing a huge economic boost to the district.

The town and district are set for a thriving long term future making this a solid investment.

Call us today on 0417 252 199 to secure this opportunity.

Chris Tinning & Company

HOTEL-MOTEL BROKERS • AUCTIONEERS • CONSULTANTS

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