



19 York St, Launceston



UNDER CONTRACT! THE MOST DESIRABLE MOTEL LEASE IN LAUNCESTON

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BALMORAL ON YORK....

We invite you to enter the thriving Launceston accommodation market with one of the most popular and successful properties, owning everything except the Bricks and Land.

A property like this would be unaffordable to most if it was a going concern.

The status of the Balmoral on York provides you buying power and established respect in your choice of various suppliers. Whilst the business integrity, success and reputation will ensure you guaranteed revenue and occupancy for your early years.

This is a rare and truly golden opportunity to takeover one of the best properties in the state – “read the reviews or speak to other people within the industry”, we encourage you to contact the leading statutory authorities in Tasmania being the T.I.C.T [Tourism Industry Council Tasmania] or the T.H.A [Tasmanian Hospitality Association] for their feedback on this business.

“The optimism, structure and foundation of this successful business enable you with the confidence and trust that you can achieve your goals” providing the freedom of being your own boss whilst generating funds

Price	SOLD
Property Type	Business
Property ID	1025

AGENT DETAILS

Praveen Pant - 0432 256 682
Paul Scott - 0477771098

OFFICE DETAILS

Tasmanian Business and Property Sales
31 Encee Dr St Leonards, TAS,
7250 Australia
0432256682



quickly for your future prosperity.

One of Launceston's tallest buildings with the best views across the Launceston CBD, this award-winning 4-star lease has an enviable location on the edge of the city being close to restaurants, shops and parks, whilst providing ample parking for guests.

The long-term owners of this centrally located property with an exceptional reputation have decided to retire. That means there is a great opportunity for new owners to reap the benefits of their hard work and take the property to the next level.

So, what can you expect?

- 37 rooms of 4 -star quality with wireless NBN, Foxtel and Streaming services on Apple TV's.
- A well-oiled machine with all some of the best systems & procedures in place that are endorsed by the Tourism Industry Council of Tasmania as some of the best in the state.
- Licensed restaurant (only operating for breakfast) and function room means growth potential for re-entering the conference/meeting market, plus meeting the demand of the coach tour market.
- Commercial kitchen to council regulations with liquor license.
- One bedroom managers unit currently occupied by a night manager.
- Ample onsite parking & designated coach parking bay.
- Strong recent investment including new Airconditioning systems, washing machine, dishwasher, glass washer, hot water cylinders & computer server system.
- 22 year Long term lease until the end of November 2044 with a strong landlord.

If you ask the local accommodation operators who do they aspire to be ? Most would answer the Balmoral on York. With this lease, you are buying more than just a motel... You are buying years of experience and hard work that has this property successfully systemised so almost anyone could walk in and continue the process with minimal experience.

You on the other hand, will have the opportunity to be trained by retiring experienced operators and that is worth money in the bank in anyone's language.

The restaurant is underutilised being used for breakfast every morning [catering only to internal guests], providing the new owner with growth opportunities of extended service by opening to the public for extended breakfast, plus adding back lunch and dinner.

The conference room has not been active in recent years [previously conducted meetings, seminars, cocktail functions and dinners], however the current owners installed a HD projector in the conference room with a vision span of 2.4 x 1.8 metres and the room also has an additional 5 large round tables [seat 50] that were used for function dinners or the extra coach tour market.

Regular award winners and in receipt of annual industry accolades, the

current owners just won [December 2022] another prestigious excellence award from HotelsCombined in averaging an accommodation score of 9.0 out of 10.0 – based on 1600 reviews.

Why Launceston?

Come to Launceston and experience what many mainlanders have found out in recent years.

A thriving accommodation industry in a growing economy that is ranked amongst the best in Australia.

Recent awards recognised for Launceston include:

February – 2022: WOTIF announces Launceston as Australia’s “Town of the Year”

March – 2022: UNESCO awards Launceston as a “City of Gastronomy”

May – 2022: Winner of Tasmania’s “Top Tourist Town”

Who wouldn’t want to be a part of that?

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au/praveenp@tasbps.com.au **INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF. NOTE: All figures are approximate.**

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