



Kempton



## HUNTINGTON TAVERN, 30 YEAR LEASE OFFERS OVER \$99,500+SAV

Modern well maintained, easily managed tavern, in excellent condition, in growth area. Attractive design with recycled brick cladding, colonial pane windows, veranda on two sides, complimented by a large carpark.

Sale includes all plant and equipment, An established business which has been operating under management.

The tavern features a public bar, dinning room, spacious function room, commercial kitchen, large entertainment courtyard, office, upstairs yet to be finished managers quarters, two walk in cool rooms and freezer. the building size is approximately 650 m2, the entertainment courtyard measures approximately 420m2 and can accommodate 400 patrons.

There was a hotel on this 2560m2 site back in 1862, current hotel was built in 1988.

This represents a low ingoing opportunity for an experienced operator or a novice to cut their teeth on, very reasonable rent and with upside to rejuvenate the trade and enjoy a healthy net profit.

Includes three wood heaters, Keno and UBET, POS system, surveillance system.

<b>Price</b>	OFFERS OVER \$99,500+SAV
<b>Property Type</b>	Business
<b>Property ID</b>	1959

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

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



Freehold going concern or investment sale considered.

Priced to sell, with favourable lease terms and rent.

Call 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.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.