

ROYAL TAVERN - Coolamon



Price: \$150,000.00

Rooms to Let: Nil

Bars: Single bar operation

Restaurant: Popular hotel bistro with sep. dining room

Bottle Shop: Over Bar

Construction: Single storey

Residence: 2 bedroom

EASY TO OPERATE

CHEAP RENTAL

SINGLE STOREY COUNTRY HOTEL

SOLID TRADING FIGURES

Following a fire nearly 30 years ago, The Royal Tavern was rebuilt and redesigned with modern amenities, while still retaining the welcoming characteristics of a classic country pub.

This single-story brick hotel features verandahs to both street fronts. The Royal Tavern is an easy to operate single bar configuration. The generous front bar features TAB facilities, dart board and pool table. The dining room is serviced by the full commercial kitchen. The generous beer garden area has been newly renovated, now fully covered allowing for an all-weather space popular with regulars and for functions.

A self-contained 2-bedroom manager's residence is located on the south side of the property.

The Royal Tavern sits on a prominent corner on Coolamon's main street.

Tourists are drawn to Coolamon as it has much to offer. Heritage buildings line Cowabbie St, now home to an interesting mix of antique stores, museums, cafes, gift and homeware stores and even an artisan cheese factory.

Coolamon being only 30 minutes away from the major centre of Wagga Wagga (pop 60,000+) is continuing to see population growth as an affordable lifestyle choice.

The town of Coolamon (pop 2275) has much to offer, the facilities are extensive and beyond what would be expected in a town of this size.

There is an IGA supermarket, cafes, professional offices including legal and accounting, kindergarten to Yr 12 schooling and Catholic primary schooling, preschool and day care, hospital, medical centre, retirement village, police, fire and SES, local swimming pool, golf course, bowling green and sporting fields.

To secure this profitable business with a village lifestyle close to major amenities, call Nick today on 0417 252 199

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