

Telegraph Hotel Molong Freehold Sale



Price: \$1,750,000.00

Poker Machines: 0

Rooms to Let: 14 Hotel Rooms

Bars: Single bar operation

Restaurant: Currently trading 6 days

Bottle Shop: Over bar

Construction: Two storey brick with verandah to street frontage

NOW FOR FREEHOLD SALE

\$1.75m + SAV

CLASSIC 2 STOREY COUNTRY PUB

UPDATED THROUGHOUT

SOLID TRADING FIGURES

Located in the heart of Australia's "Food basket". A fantastic opportunity waits for the astute buyer. The Telegraph Hotel Molong is ripe for the picking. All the hard work has been done; the money has been well spent, so that The Telegraph now presents as a shining example of the classic country pub.

Molong, known as the gateway to the Central West is a picturesque town, appealing to the many tourists drawn to this beautiful part of the country. Tucked into the rolling green hills of the Macquarie Ranges, the town itself is a charming historic village, its heritage-listed main street lined with grand colonial buildings, today home to vibrant galleries and boutiques.

Just 30 minutes from Orange, the hub of the central west, The Telegraph Hotel is well positioned to draw on its population of 40,000+.

The Telegraph Hotel is a classic 2 storey country pub with a verandah to the street frontage. Remodelled from the convenient single operation bar all the way through to the popular beer garden. There is an over the counter bottle shop, TAB area and appealing dining room.

Upstairs the 14 hotel style rooms have been thoughtfully redecorated. The verandah is a popular spot for functions or for catching and shooting the breeze.

The Telegraph Hotel is a credit to its current owners, everything has been thoughtfully updated to a high standard and the profitable business reflects their efforts.

Small adjustments such as extended kitchen trading hours and introduction of coffee and café trade would allow the new owners to boost even further the solid trading figures.

This business achieves over \$1.775m (still growing) in bar, food & accom sales and shows over 20% return on investment. Currently no gaming, however an opportunity to value add.

The signs are all here for a fantastic opportunity to purchase this appealing property, so contact us today
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