



Freehold Hotel Investment New 21 Year Lease High 9% Yield

Hotel/Leisure

Criterion Hotel Crookwell, 70-72 Goulburn, Crookwell, NSW 2583

Floor Area: 1 m²

Land Area: 1550.00 m² (approx)

Sold

\$1,525,000

Sold: Tue 26-Feb-19

Property Description

- Circa \$1,200,000 upgrade, 2016
- Hi 9.15% yield anticipated
- Net income: \$148,200 pa + GST

Burgess Rawson Canberra are pleased to exclusively offer the Criterion Hotel - Crookwell for sale.

This Pub has had recent extensive renovations and is in a prime regional farming location close to Canberra and Goulburn

Brand new 21 year lease until January 2039

Substantial freehold hotel and Residential Accommodation on 2 separate titles.

Hotel comprises bar, beer garden, function and dining areas plus hotel accommodation

Substantial \$1,200,000 upgrade completed 2016

Rental upside with ability to increase income by \$31,200 pa, as per lease

Prime main street position next to IGA

Crookwell: Part of prosperous Goulburn region with catchment population of circa 30,000

Tenant pays all outgoing, as per lease

Net Income: \$148,200 pa + GST

For Sale for a reduced price of \$1.625m Circa 9.15% Yield

Additional Details

Building

Whole



Mitchell Frail

0429 103 979

Kieran Bourke

02 6152 9113

Burgess Rawson Canberra Commercial - Dickson

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