

Leasehold for sale must be sold due to illness.

'Family Hotel Port Pirie' is a magnificently restored heritage listed hotel located in the main street of Port Pirie. The town has a population of approximately 16000 people in and around the area with the Nyrstar Smelter being the main employer in area. After gaining government funding Nyrstar will be undergoing a substantial refurbishment starting in Feb 2015. As a consequence the population of Pirie will increase by about 700 creating further opportunities in the hospitality industry.

The Hotel has a character front bar, a large olde worlde dining room, fully functional commercial kitchen, meeting/conference room, 5 accommodation rooms, balcony with panoramic views of the Southern Flinders Ranges, large open/covered beer garden/ entertainment venue, generous living quarters with kitchenette.

The Hotel has become a popular food destination for the locals and tourists alike, with the dining room open Mon-Sat for Lunch 12.00-2.00, Dinner Mon-Wed 6.00-8.00 and Thur-Sat 6.00-9.00. The Beer Garden is set up for either a DJ or Band and comes with a long bar, plenty of seating, events bar, fridges and a large cool room.

The Hotel is a easily run profitable business and would suit a wide range of buyer, Husband & Wife, those looking to start up in the industry and a experienced operator who would like to downsize and reap the benefits of this popular Hotel.

This LEASEHOLD must be sold:

- **Leasehold 5x5x5x5 (19 years available)**
- **Attractive 2 Storey Heritage Building**
- **Extremely well presented**
- **Situated on the main street and in the middle of Port Pirie**
- **Family friendly (no gaming machines)**
- **Easily run business**
- **Large open/covered Beer Garden/Entertainment area**
- **Profitable smaller Hotel**
- **Private Accommodation**
- **Open Monday-Saturday (10.00am-10.00pm)**

ASKING PRICE \$160,000 +SAV