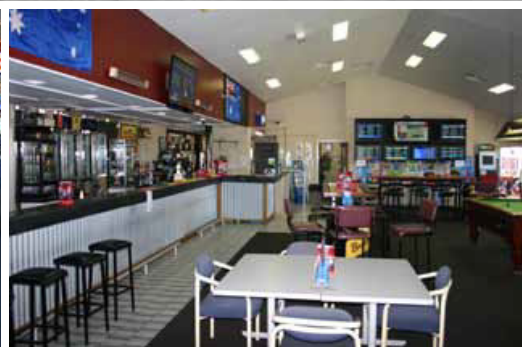


# TIERI BROLGA HOTEL MOTEL

CENTRAL QUEENSLAND

**FOR  
SALE**



## **MOTIVATED VENDOR - PRICED AT \$1.1 MILLION**

- Large 2.425 hectare site • Facilities include Public Bar/TAB
- 13 Gaming Machines • Bistro Lounge/Bar • Drive in Bottle Shop, Beer Garden & DOSA • 12 Motel Units • 3 bedroom managers residence



**Power Jeffrey & Co**  
**HOTEL BROKERS**  
**AUCTIONEERS**  
**VALUERS**

**ANDY NASON 0412 167 873**  
**PETER POWER 0419 662 677**  
[www.powerjeffrey.com.au](http://www.powerjeffrey.com.au)

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## LOCATION OVERVIEW



The township of Tieri is situated within the Central Highlands Regional Council area, formerly Peak Downs Shire, in a region known as the Central Queensland Highlands, approximately 320 kilometres north west of Rockhampton and 85 kilometres north east of Emerald. Peak Downs Shire covers an area of 8,096 square kilometres and has a total population of approximately 4,000, with its shire headquarters now located at Emerald some 85 kilometres south-west of Tieri. The town itself had a resident population of approximately 1,500 as at the 2011 census.

Tieri was established as a service town in the early 1980's to provide accommodation and cater for the daily needs of large Xstrata (former MIM) owned Oakey Creek Coal Mine, Anglo Coal German Creek Mine and the BMA Gregory/Crinum Coal Mines, which are all situated within approximately 30 kilometres of the township.

Town amenities include police and fire station, state primary school, youth and sports centre, civic and community centre, Olympic swimming pool, golf and bowls club and several sporting ovals. The town also provides a convenience shopping centre, with tenants including IGA supermarket, chemist, newsagency, café, butcher and bank.

## EXECUTIVE SUMMARY

Property:	Tieri Brolga Hotel Motel 11 Malvern Avenue Tieri Qld
Location:	The hotel motel is situated on the south western corner of Malvern Avenue and Anncrouye Street on the fringe of Tieri's commercial area. Malvern Avenue runs through the southern perimeter of the town and leads towards the Oaky Creek Mines, whilst Anncrouye Street runs through to the town's retail area.
Site Area:	Approx 2.425 hectares
RPD:	Lot 10 on Crown Plan CNS 340, Title Reference: 17752019 County of Cairns, Parish of Tieri.  <i>Refer Annexures      Current Title Search</i> <i>Crown Plan</i> <i>SmartMap</i>
Hotel Facilities:	Lowset hotel motel of masonry block construction, built 1986. <ul style="list-style-type: none"><li>• Public Bar/TAB</li><li>• Gaming Lounge &amp; Bar</li><li>• 13 Gaming Machines</li><li>• Bistro Lounge &amp; Bar</li><li>• Commercial Kitchen</li><li>• Drive-In Bottle Department</li><li>• Beer Garden &amp; DOSA</li><li>• 12 Motel Units</li><li>• 3 Bedroom Manager's Residence</li><li>• Extensive Car Parking Area &amp; Undeveloped Land</li></ul>
Licences:	Commercial Hotel Licence No 80246 Gaming Licence No 70619
Financial Information:	Detailed financial information is available from the Marketing Agent.
Rates & Water:	6 months 1/1/18 to 30/6/18 \$8,218.11 gross, \$7,563.96 net.



## THE HOTEL MOTEL

### Public Bar/TAB



- Situated at the southern end of hotel with direct access from double doors to front of hotel, beer garden and walk through access from adjoining gaming lounge and bistro
- An open rectangular shaped bar area with extensive patron seating and dry bar counters
- Carpet to floor with tiled bar apron
- Ducted air conditioning units
- Straight bar servery with laminated top and corrugated iron face. Bar is serviced by 9 taps with direct pull beer reticulation from a keg coldroom to the rear of bar which also provides several glass door inserts



- Single pool table, CD juke box, ATM and amusement machines
- Large wall mounted television screens and sound system
- TAB area to northern end of bar with single terminal and several new racing monitors and television display units. Gaming change is also administered from this area
- Service area to southern end of bar for drive-in bottle department
- Keno terminal
- Sky Channel and Fox Sports
- Male and female toilets

### Gaming Lounge & Bar



- Situated between the public bar and adjoining bistro, with walk through access from both areas
- Laminated bar servery with direct pull beer reticulation and glass door inserts into adjoining coldroom
- 13 gaming machines

### Bistro Lounge & Bar



- Situated to the northern end of hotel with direct access from the motel wing at rear of hotel, adjoining beer garden and walk through access from gaming and public bar and adjoining kitchen
- Carpeted floors with small parquetry tiled dance floor to north eastern corner
- High clearance raked ceilings and ducted air conditioning
- Table and hardwood bench seating for upwards of 70
- L shaped bistro and bar servery with wine display and refrigeration units to rear, no draught beer reticulation, with the bistro serviced from the adjoining gaming room





- Bistro servery from adjoining kitchen
- Moveable hot & cold food display
- Coffee machine
- Keno and television monitors
- Male and female toilets
- Second female toilet adjoining the gaming lounge
- The bistro area can be partitioned off from the adjoining gaming lounge and public bar
- Breakfast dining area to north-western side of main dining floor

## Kitchen



- The hotel's kitchen is situated at the north western corner of the hotel with direct access from rear service yard and bistro dining areas. The kitchen provides a serviceable range of commercial cooking equipment
- Walk-in pantry, prefabricated coldroom and upright freezer units
- Tiled floor, rendered block and fibrous cement internal linings
- Direct service to adjoining bistro dining areas and walk through to public bar



### Drive-In Bottle Department



- Situated at the southern end of the hotel with direct staff access from public bar, dry storage area and service corridor
- Drive through access via car park from both service lane and Malvern Avenue with 2 access and egress points
- Single lane concrete drive through heading away from Malvern Avenue with skillion canopy
- Small display and servery area with several upright refrigeration units and coldroom directly behind servery
- Servery secured by way of roller door after hours





### Beer Garden & DOSA



- Situated at front of hotel fronting Malvern Avenue
- Accessed from most points within the hotel and car parks
- Lattice & timber paling fence enclosure
- Gazebo and pergola areas with bench table seating and grassed entertainment areas





- Most table seating areas under shade cover
- Undercover pool table
- Separate DOSA off rear of dining room
- BBQ and fenced children's playground with timber fort
- Outdoor area opens up to an undeveloped part of the site, which can and has been used for special outdoor entertainment events

### Motel Units & Manager's Residence



- Single motel wing situated to rear, western side of hotel with covered walkway between both areas
- Accommodation consists of 12 units, which provide a double and single bed, quarry tiled floor, plaster ceilings and painted masonry block walls, shower/toilet, television and wall mounted air conditioning unit
- All units have been refurbished in recent years
- One unit is designed to cater for handicapped patrons





- Carport to the front of each unit
- Units are accessed from a single lane driveway to the rear of hotel
- Motel laundry and reception situated to the southern end of units
- Manager's residence is located between the reception and laundry to southern end of motel. Accommodation consists of 3 bedrooms, kitchen, living room, bathroom with toilet and small private courtyard.



### Ground Improvements







- Bitumen sealed driveways and on-site parking for upwards of 60 vehicles
- Timber paling fence and concrete paths to outdoor dining and beer garden areas
- Garden and landscaped areas to western, rear side of hotel, which are regularly watered to provide attractive outdoor area
- Limited on site signage
- Extensive areas of undeveloped land to rear of hotel and motel



## GAMING

Thirteen operating gaming machines on site.

### Gaming Machine Performance

Gaming machine performance for the 6 month period September 2017 to March 2018 as obtained from the Odyssey Revenue Reports as follows:

Month	Metered Win	Total Tax & GST	Net Profit
Sep-17	27,272	12,024	15,248
Oct	30,313	13,365	16,948
Nov	25,645	11,307	14,338
Dec	14,398	6,348	8,050
Jan-18	22,743	10,027	12,716
Feb	12,762	5,627	7,135
Mar	22,248	9,809	12,439
<b>Total</b>	<b>155,381</b>	<b>68,507</b>	<b>86,874</b>

**NMI** \$56 per machine per day.

## FINANCIAL INFORMATION

Detailed departmental sales & other income for the period 1 July 2017 to 8 April 2018 (40 weeks) is summarised as follows:

Department	Turnover	Av/Wk
Bars	263,609	6,590
Food	258,170	6,454
Retail	712,379	17,809
Accommodation	57,506	1,438
<b>Total Sales</b>	<b>1,291,664</b>	<b>32,291</b>
Other Income		
* Gaming Revenue	213,519	5,338
Rebates	21,677	542
Commission Received	2,426	61
TAB/Keno	10,502	263
ATM	11,500	287
<b>Total Sales &amp; Other Income</b>	<b>1,551,288</b>	<b>38,782</b>

\* Before Tax, GST & Monitoring Charges

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## **Annexures**

- 1. Title Search**
- 2. Crown Plan**
- 3. SmartMap**

**Annexure 1**

**Title Search**

# CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 15726721

Search Date: 11/03/2013 12:53

Title Reference: 17752019

Date Created: 28/04/1995

## REGISTERED OWNER

Dealing No: 708505849 15/03/2005

TIERI HOTEL MOTEL PTY LTD A.C.N. 112 323 510

TRUSTEE

UNDER INSTRUMENT 708505849

## ESTATE AND LAND

Estate in Fee Simple

LOT 10 CROWN PLAN CNS340

County of CAIRNS

Parish of TIERI

Local Government: CENTRAL HIGHLANDS

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 17752019 (Lot 10 on CP CNS340)
2. MORTGAGE No 708505850 15/03/2005 at 09:06  
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124
3. EASEMENT IN GROSS No 713242529 19/05/2010 at 15:15  
burdening the land  
ERGON ENERGY CORPORATION LIMITED A.C.N. 087 646 062  
over  
EASEMENT A ON SP224269

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

## CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D APPLICATIONS ABR

## **Annexure 2**

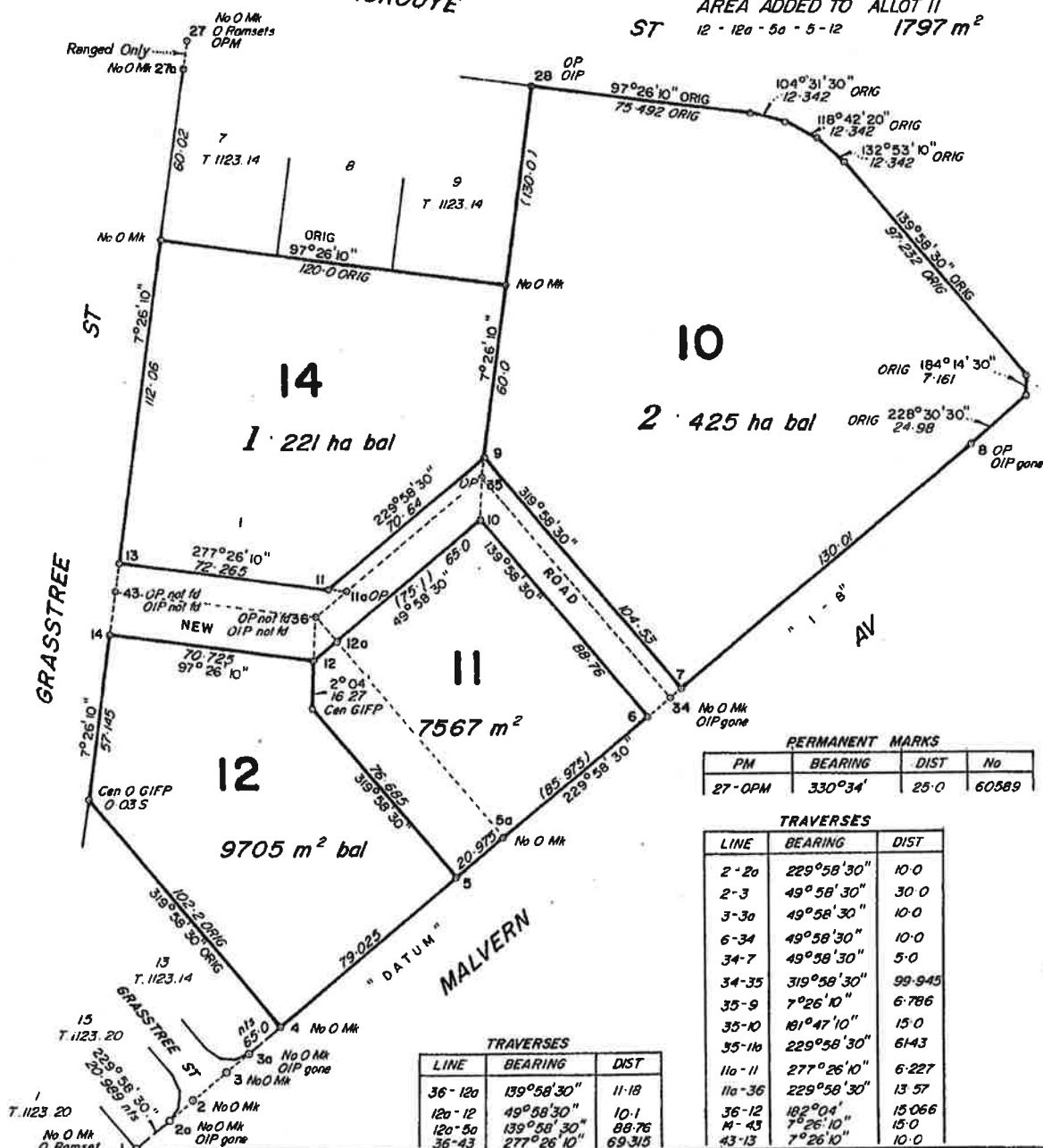
### **Crown Plan**



REFERENCE		MARKS	
STN	TO	BEARING	DIST
27	O Romset in herb	9° 09'	2' 9/8
27	O Romset in herb	275° 19'	2' 9/8
28	OIP	97° 26' 10"	1' 0
34	OIP gone	49° 58' 30"	1' 0
36	OIP not ft under bit	49° 58' 30"	1' 0
43	OIP not ft under conc	7° 26' 10"	1' 0

*Peg placed at all new corners*


ST 12 - 120 - 50 - 5 - 12 1797 m<sup>2</sup>



PM	BEARING	DIST	No
27-OPM	330°34'	25.0	60589

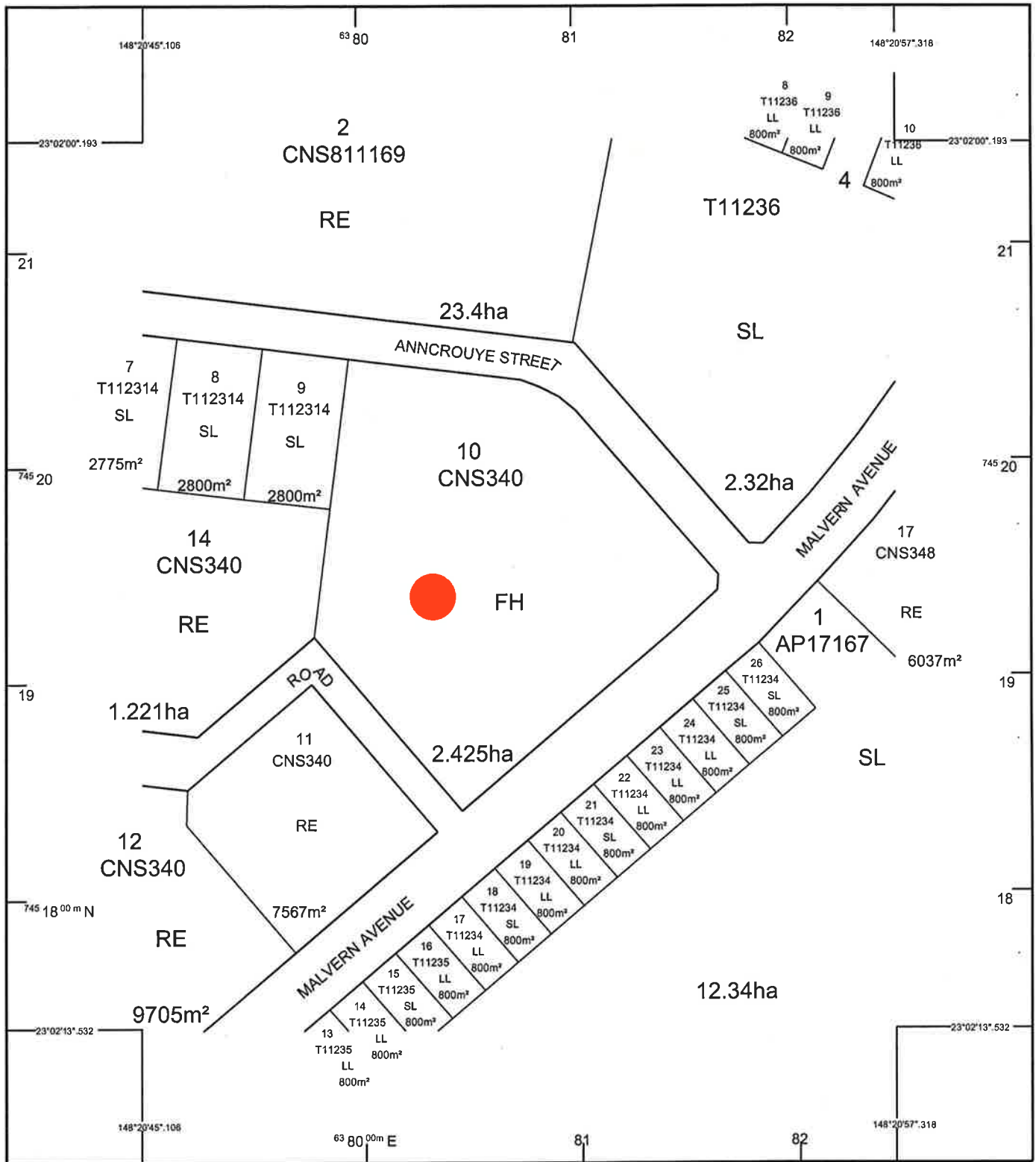
TRAVERSES		
LINE	BEARING	DIST
2-20	229°58'30"	10.0
2-3	49°58'30"	30.0
3-30	49°58'30"	10.0
6-34	49°58'30"	10.0
34-7	49°58'30"	5.0
34-35	319°58'30"	99.94
35-9	7°26'10"	6.786
35-10	181°47'10"	15.0
35-16	229°58'30"	61.43
16-11	277°26'10"	6.227
16-36	229°58'30"	13.57
36-12	182°04'	15.068
12-43	7°26'10"	15.0
43-13	7°26'10"	10.0

TRAVERSES		
LINE	BEARING	DIST
36-120	139°58'30"	11.18
120-12	49°58'30"	10.1
120-50	139°58'30"	88.76
50-43	273°26'10"	60.31

ORIGINAL PLAN	Allots D, 11, 12 B14 Sec 1	PREVIOUS PLAN	T. 1123.14	PROCLAIMED SURVEY AREA	MIRRO FIELD	LAND AGENTS DISTRICT	Clermont	LOCAL AUTHORITY	Peak Downs Shire
I, Paul Crawford, hereby certify that this company have surveyed the land contained in this plan together with Grant Bruce Walters, Surveying Graduate for whose plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulations 1978 and that the said survey was completed on 1.10.88				MERIDIAN LINE PLAN BEARING A.M.G. BEARING A M G vide T. 1123.14 Zone 55		PLAN OF Lots 10, 11, 12 & 14  SCALE 1: 1500		TOWN TIERI PARISH TIERI County Cairns	
[Signature] Licensed Surveyor Date 20-10-88 SURVEY RECORDS... NOT... LODGED				AUTHORITY D.M.S. REF. DRAWN REGISTERED CHARTED MAP REF. B2736 85K2/712 B Olson 6.2.6 PCS 8551-14124 Sub.1 19.3.86		PLAN CNS340			

## **Annexure 3**

### **SmartMap**



STANDARD MAP NUMBER  
8551-14124

0 50 100 150 200 250 m  
HORIZONTAL DATUM: GDA94 ZONE: 55 SCALE 1 : 2500

MAP WINDOW POSITION &  
NEAREST LOCATION



#### SUBJECT PARCEL DESCRIPTION

DCDB	No Lot/Plan Selected.
Lot/Plan	No Lot/Plan Selected.
Area/Volume	No Lot/Plan Selected.
Tenure	No Lot/Plan Selected.
Local Government	No Lot/Plan Selected.
Locality	No Lot/Plan Selected.
Parish	No Lot/Plan Selected.
County	No Lot/Plan Selected.
Segment/Parcel	No Lot/Plan Selected.

#### CLIENT SERVICE STANDARDS

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DCDB 16/04/2009
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**SmartMap**

An External Product of  
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Based upon an extraction from the  
Digital Cadastral Data Base



**Queensland  
Government**

**Natural Resources  
and Water**

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