



240 - 242 Barkly Street, Ararat VIC 3377

## Freehold Hotel Investment

Historic Shire Hall Hotel Ararat, Freehold Hotel Investment  
Solid Brick, Double Storey Building 920 sq.m. approx. Land 1000 sq.m. approx..

15 Year lease commenced 27 April 2012

Rent \$20,800 p.a. (6.5% yield) increasing to \$26,000 In April 2017 (8.1% yield), then CPI increases.

Comprises a popular public bar, pool room, restaurant dining room, 2 x function rooms, commercial kitchen, 16 guest accommodation rooms, 2 Bedroom Managers residence, lovely ornate period features, great central CBD location with North Aspect to Civic Square.

This Hotel has a popular clientele and is steeped in history, features beautiful lead light windows & doors, ornate timber stair case, under bar cellar, gas & cosy wood heater plus an open fire for ambie

Leisure  
FOR SALE

920sqm



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