

For Lease



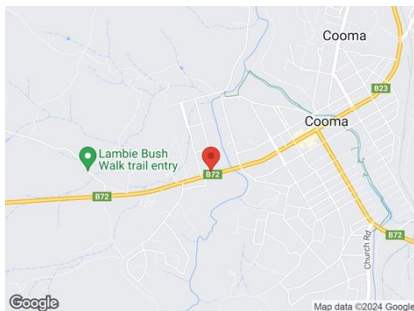
The Royal Hotel Cooma, 61 Lambie Street, COOMA 2630

Ready To Go - Bar, Restaurant and Hotel!

Unit:	Area sqm:	Rent \$/sqm	Rental PA	Nett/Gross
	350	\$429	\$150,000	Gross

All figures are exclusive of GST.

Location



Description

Available now! A fantastic opportunity in the heart of Cooma to operate a fully equipped restaurant and bar along with 14 hotel rooms!

Presented on the Corner of Lambie and Sharp Street across two levels. The ground floor of the iconic Royal Hotel offers a fantastic, fully equipped restaurant and bar area, complete with state of the art kitchen facilities, male and female toilets, storage and cool room.

In addition to the restaurant and bar space, this lease opportunity comes with a cosy lounge area. Whether it's for pre drinks or post meal relaxation, this inviting space offers an excellent setting for guest to unwind.

On the first floor, you will find 14 hotel rooms, suitable for turning into a full hotel operation. During the snow season and with snowy hydro 2.0 in full swing, these rooms will be in great demand.

Contact:

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The information contained herein has been supplied to us. In passing the information on it should be noted that we do so without any representation on our part as to its truth or accuracy. All interested parties should make their own enquiries, and obtain their own independent advice, in order to verify the information.

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Please get in touch with Patrick Barton of Barton Commercial Property to learn more on this offering today on 0459 690 788.

Outgoings

Increases in Outgoings
above base year 30 June

Car Parking

Ample onsite

www.bartonproperty.net.au

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