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30% YIELD REGIONAL HOTEL HITS MARKET OFFERING UNTAPPED DEVELOPMENT POTENTIAL

An exceptional investment opportunity is now available with the Collie Hotel, a highly regarded freehold pub and hotel in Central West NSW being listed for sale. As the only pub in Collie, this thriving venue serves as the town's primary destination for food, beverages, accommodation, and events, attracting locals and tourists alike travelling through the region.

With a well-established reputation, the Collie Hotel attracts clientele from across the country, hosting popular events such as rodeos, car shows, and live music concerts. As a social hub with no other pub competition in town, the venue is a one-stop destination, offering tremendous growth potential for savvy investors.

"The Collie Hotel is truly a hidden goldmine," said **Hugo Weston, Executive, Hotels** of **Savills Australia and New Zealand**.

"With the pub representing a 30% Yield, this adds to the rare opportunity for a fortune buyer to acquire this well-established business with it's consistent year on year growth and take advantage of the future development upside of the asset.

"Positioned as the local watering hole for the region's large cotton farms and cattle stations, and with no direct competitors, this asset has thrived on its loyal clientele for many years," Mr Weston added.

Key Features of The Collie Hotel:
- Bar & Restaurant: The vibrant bar and dining space, along with front and rear beer gardens, have become iconic features of the hotel, drawing in regulars and newcomers alike.
- Accommodation: Four newly renovated country-style rooms sleeping 14 guests in total, with near full occupancy rates year-round. There is ample land for expanding the accommodation offering, with plans already considered for additional cabins or motel units.
- Manager's Residence: A separate rental house featuring three bedrooms and large open living areas, ideal for owners or managers.
- Events & Entertainment Hub: An established events venue, the hotel serves as the social epicentre for the local community, running weekly events such as raffles and live sports screenings.

With a loyal team of 13 bar staff and a sponsored chef on a four-year deal, the hotel operates as a "hands-free" investment.

"Having a sponsored chef is a significant asset for a regional pub. It's no secret that finding qualified chefs has been a challenge in the area," added Weston.

In addition to the existing accommodation, the hotel holds untapped development potential, spanning 4,295 m², with significant land available to expand the accommodation offering and capitalise on the high demand from contractors, truck drivers, and tourists.

Press Release

The upcoming development of an inland rail system and a nearby wind farm is set to attract workers, boosting accommodation needs for years to come.

The hotel's proximity to large cotton farms, cattle stations, and thriving local industries ensures a consistent flow of patrons. Its strategic location between Warren, Gilgandra, and the regional hub of Dubbo also places it as a convenient stopover for holidaymakers and those travelling through the town.

"The Collie Hotel has achieved a turnover of approximately $1.8 million in the last financial year," said Mr Weston.

"This consistent growth, paired with the planned infrastructure developments in the area, positions this asset as an exceptional investment with significant potential for further expansion," he concluded.

The Collie Hotel is offered for sale by way of Private Treaty with offers expected of $1.7m upwards.

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