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HISTORIC WARWICK GEM HITS THE MARKET

Savills Hotels is pleased to offer to market the stunning Abbey Boutique Hotel, located at 8 Locke Street, Warwick Queensland. With its heritage charm and strategic location two* hours southwest of bustling Brisbane and an hour* south of Toowoomba, the historic gem is a rare find.

The heritage listed boutique hotel is positioned on a large 1ha* corner site, situated directly off the 327km* Cunningham Highway, serving as a crucial transportation route between the Darling Downs region and the urbanised outskirts of Ipswich.

The asset is for sale through Kathryn Brassington and Leon Alaban of Savills Australia.

Steeped in history and surrounded by picturesque landscapes Abbey Boutique Hotel boasts a beautifully restored convent building dating back to 1891. Its facilities comprise of a long room, two private dining rooms, two lounge rooms, boardroom, chapel, function room, office, marquee, two-bedroom manager's residence and 18 charming hotel rooms (with the potential for a further two).

Leon Alaban, Head of Hotels at **Savills Australia** said, "The regional accommodation market has benefitted from steady growth in recent years driven by increasing domestic and international tourism, as travellers seek authentic and immersive experiences."

Kathryn Brassington, Associate Director at **Savills Australia** said, "The hotel's picturesque surroundings and historic charm make it a popular choice for couples seeking a romantic getaway, wedding venue or corporate groups looking for a unique meeting space.

"The successful buyer is provided with the opportunity for increased profitability with development approval having been secured for the construction of eight cabins. This will allow for an increased revenue stream and further enhancement of the guest experience."

Nestled along the Condamine River and surrounded by fertile agricultural lands, Warwick is more than just a historic town - it's a vibrant and growing community brimming with events and festivities. From the renowned Warwick Rodeo, one of the largest rodeo events in Australia, to its rich farming heritage, this charming locale captivates visitors year-round.

"Buyers in search of freehold going concern hotels offering a sound return on investment should carefully consider this unique opportunity," Ms Brassington added.

The Freehold Going Concern of Abbey Boutique Hotel is being offered for sale by way of private treaty through Savills Australia.

Ends -

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Press Release

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About Savills
For over 160 years, Savills has been helping people thrive through place and spaces.

Listed on the London Stock Exchange, we have more than 40,000 professionals collaborating across over 70 countries, delivering unrivalled coverage and expertise to the world of commercial and prime residential real estate.

By applying world research data and trends to local and global settings, we're able to empower our clients with insights from the forefront of the industry – bringing their aspirations to life through innovative, tailor-made solutions.

Whether we are working with a global corporate looking to expand, an investor seeking to sustainably optimise their portfolio, or a family trying to find a new home, we help our clients make better property decisions.

Press Release