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TIGHTLY HELD PUB SELLS IN STRONG ECONOMIC REGIONAL TOWN

One of Charleville's most-loved venues, the Cattle Camp Hotel Motel, has sold amid continued demand for regional Queensland pub opportunities.

Savills Head of Hotels, Leon Alaban, steered the on-market transaction for a private seller and buyer.

The asset occupies a commanding 3,304sq m* site, primely positioned 600* metres from Charleville's main commercial centre.

The township is situated approximately 750 kilometres west of Brisbane and 267 kilometres west of Roma.

Charleville is the largest town and administrative centre in the Shire of Murweh. It acts as a hub for the surrounding rural and remote communities, providing essential services including, healthcare, education, and retail. The town also serves as a vital transportation corridor with the Charleville airport and connectivity via the Warrego highway, facilitating trade, transportation, and connectivity for businesses and residents in the region.

Cattle Camp Hotel Motel is a multifaceted asset that comprises a number of facilities including public bar, bistro, gaming room with 10 gaming machines and keno, beer garden, drive-through bottleshop, designated outdoor smoking area, and detached demountable motel wing accommodating six units.

Leon Alaban, Head of Hotels – National – Savills Australia and New Zealand said, "The Cattle Camp Hotel Motel is a solid performer which offers multiple income streams that include bar trade, gaming, accommodation, and retail. The pub in its current form provides a great opportunity for further upside to new owners. Multiple options exist for enhancing the asset into a hospitality venue that not only services the locals but the thousands of tourists that visit the region yearly.

"The sellers have proudly operated the venue for over 20 years, and the buyers acknowledge the history attached to the hotel. They plan to maintain the country charm whilst incorporating their style of hospitality.

"Charleville plays a crucial role in supporting the economic vitality of the surrounding region. Its combination of agriculture, tourism, services, and government activities contributes to its status as a strong economic regional town within Queensland."

Mr Alaban concluded, "I am pleased to facilitate the purchase of this excellent regional pub and look forward to presenting further properties to buyers seeking assets in the sector this year."

- Ends -

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