



19375 Bass Hwy, Rocky Cape



## FHGC ROCKY CAPE TAVERN & CARAVAN PARK 15 ACRES, GREAT TURNOVER HIGHWAY FRONTAGE O/O \$1,150,000 +SAV

Strategically located between Wynyard and Stanley, no competition for miles in either direction, with high exposure, long road frontage, this FHGC business is simply waiting for a dedicated owner to take it too the next level.

Huge building comprising, public and sports bars, function room measuring approximately 336 m2, plus a stage, dance floor and its own toilets, commercial well equipped kitchen, 2 each male and female toilets, complimented by an expansive beer garden. The caravan park comprises 3 cabins and 18 powered sites, unlimited unpowered sites, undercover b-b-que, male and female toilets and guest laundry.

Income is derived from the bottle shop, bar and food sales, TAB and accommodation via the caravan park and cabins

This popular establishment is patronised by locals, tourists and the passing traffic, is has been known in the past for holding large bands and events.

All the ingredients are present for a working couple to make a very profitable living and increase their wealth with this unique property. Property presents well and is in good order.

Price	OFFERS OVER \$1,150,000+SAV
Property Type	Commercial
Property ID	2015
Office Area	1 m2

### AGENT DETAILS

Paul Scott - 0477771098  
Praveen Pant - 0432 256 682

### OFFICE DETAILS

Tasmanian Business and Property Sales  
31 Ence Dr St Leonards, TAS,  
7250 Australia  
0432256682



There is potential to introduce bands, music events, host other community gatherings, training seminars, wakes, birthdays anniversaries, upgrade the caravan park and generally

At an entry level price and less than cost of many homes, this is a brilliant opportunity, with a turnover in excess of \$1m annually.

Enquire today for a confidential discussion, information will be supplied to qualified buyers only. Do not hesitate to contact Praveen Pant on 0432 256 682 or contact Paul Scott on 0477 771 098 email: pauls@tasbps.com.au

INTENDING PURCHASERS TO MAKE THEIR OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF.

NOTE: All figures are approximate.

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