

# Truckstop with Accommodation & Cafe Restaurant for Sale Blenheim



## The famous Riverlands Roadhouse truck stop business is up for sale.

After 10 years the famous Riverlands Roadhouse truck stop business is up for sale.

The business is a leasehold going concern and offers accommodation, a cafe/restaurant, mini golf and associated truck services.

Turnover: Approx \$1m per annum

### The Site

Riverlands Roadhouse is located 5min south of Blenheim on state highway 1.

It is part of the Riverlands transport park.

Riverlands is the only custom built truck stop operating in New Zealand and caters predominantly to the transport industry, ensuring a reliable customer base with the bulk of sales attributed to transport business accounts.

### The Area

There are multiple other businesses within the area that add value to the business, such as Marlborough sale yards (national livestock movements) and transport repairs ( truck mechanics), as well as others. The site acts as a major transport service hub for the Picton ferries.

### Cafe / Restaurant

Well known for large portion simple fare the restaurant is well used by both truck drivers and the public alike.

Offering a range of cabinet food, hot pies, cold drinks and ice creams for passersby and larger cooked meals - both eat in and take away.

### Accommodation

The accommodation is made up of two separate blocks and all rooms have an attached ensuite, television, mini bar and tea & coffee making facilities.

The accommodation is predominantly occupied by truck drivers travelling to and from the Picton/Wellington ferry.

### Past / Future

Location: **Blenheim**

Asking: **\$400,000**

Turnover: **\$1,000,000**

**Hospitality-**

Type: **Restaurants /**

**Hospitality-Cafes**

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The business has been constantly profitable over the last 10 years with average growth sitting around 9% adjusted for inflation. The rooms have enjoyed high occupancy with a large percentage of guests returning.

The area has been growing well with other large projects in the area, ensuring continued business growth and opportunities into the future.

## Business Resources

### Operations

The operations are made up of 19 motel rooms ranging in size. The cafe/restaurant (with liquor licence) doubles as reception for the rooms and services, and there is also a pay-to-use truck wash and weigh bridge, showers and laundry, mini golf and campervan parking/power. The manager's house is on site as well as storerooms and cleaning rooms attached. The business will come with all working assets and the new owner can be aided through the hand over process.

### Staff

The business employs 2.5 facility staff, 3 kitchen staff and manager. Manager (living on site).

7 full time staff total.

Open 6 days a week.