

Hotel Pub Price Reduction for Sale Duntroon



For Sale

Location: **Otago**
Asking: **\$1,090,000**
+GST if any
Type: **Accommodation-Hotels / Hospitality-Bars**

Duntroon Hotel FHGC For Sale

Seize the opportunity to own a remarkable hotel and licensed restaurant in excellent condition!

This popular freehold going concern accommodation and hospitality property and business MUST BE SOLD. Vendors have just dropped the asking price showing their motivation to sell it.

This iconic gem is situated in the heart of the Waitaki Valley, with the renowned Alps to Ocean Cycle Trail right at its doorstep. The hotel has earned a growing reputation for exceptional food, drink, and warm hospitality. Recently rebranded as the Rattling Rock Bar and Restaurant, the establishment now boasts a fresh look complete with new logos, merchandise, and its very own craft beer brewed under license. The building has been completely refurbished, while tastefully maintaining its character and charm.

The Alps to Ocean Cycle Trail is growing in popularity every year and is attracting cyclists and walkers from around New Zealand, Australia and the rest of the world. Trail operators value the convenience of hosting entire groups in one location, where they can enjoy dining, comfortable accommodation and relaxation, complete with packed lunches prepared for the next stage of their journey.

- Accommodation – 7 rooms with ensuites and a 2-room unit: capacity of 19 guests.
- Restaurant area offering a full range of meals and providing packed lunches for those on the go.
- Friendly welcoming Bar area.
- Built in 1881, refurbished over the last 5 years – including electrical, plumbing, stormwater, drainage, septic system, fibre and a new chiller unit.
- All renovations have been done to Building Code including Fire rating and 100% earthquake regulations.
- A small team of two can efficiently manage the business, with staff brought in to meet increased demand during peak seasons.
- 3,764 sq. metres freehold land. (Plenty of room for future development.)
- Ability to accommodate groups, singles, families.
- Clientele includes local trade, passing trade, cyclists and tourists.
- Host private functions.
- Provides established income with room for growth.
- Occupancy is not at capacity during the nine-month cycle season, meaning growth potential with low/no extra investment.

The asking price of \$1,090,000 + GST (if any) includes the Freehold Land and Buildings, Business, Stock and Chattels. A lot of bang for your buck!

The vendors have taken exceptional care of this place and are motivated to sell as they plan to retire. This presents an incredible opportunity for you to step in and start generating income from day one.

For more information please contact specialist Accommodation Business Broker, Gessica Veras, AREINZ, on 021 269 1384 or email gessica@tourismproperties.com

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