



30 Year lease to 100% Market Share Pub

Sold

\$2,760,000

Sold: Tue 14-Dec-21

Hotel/Leisure • Retail

3/189 Gorman Drive, Googong, NSW 2620

Floor Area:

244 m²

Land Area:

244.00 m² (approx)



Property Description

- **30 Year Net Lease**
- **100% Market Share**
- **Strong Depreciation Extensive Fitout**

Auction Location: Yallamundi Room, Opera House, Sydney.

Burgess Rawson are proud to exclusively offer for Sale by Auction this outstanding 'Pub' in Googong NSW (Queanbeyan) with a 100% market share. This sports pub, restaurant and bar comes with an exceptional fitout and a fantastic tenant on a 30 Year lease with another 10 year option.

Googong is a brand new master planned township which is on its way to have around 18,500 inhabitants, as well as numerous schools, parks, shops and businesses – everything you'd expect to find in a thriving town. It's located near the Googong Dam on Old Cooma Road in New South Wales, just 16km from Parliament House in Canberra and 4km south of Jerrabomberra.

The Googong North Village tenants include a 1,000sqm IGA supermarket, a 90 place childcare centre, Allied Health Facility including Discount Pharmacy, Googong Family Practice, Dentist and Vet. In addition is Dominos, Moker Bean Cafe, Mama Beauty, Hairdresser, Liquor, Club Lime Gym, Community centre, 20 Residential apartments and large public carpark.

Gorman and Co is the place to go for Googong and surrounding areas with a controlling 100% market share serving the township and surrounding areas. Gorman & Co has a large and enthusiastic social media and local following and provides an upmarket atmosphere with extensive tap range, restaurant quality food and multiple TV displays including a giant main wall display for all matters sport. Regular weekly specials and live music ensure this is the place to be.

The tenant has spent over \$1,300,000 on the architecturally designed fitout. Quality workmanship and fitout components using the best audio visual and materials throughout. The outdoor area also has electronic cafe blinds and

Additional Details

Building
Partial

Tenure Type
Tenanted
Investment

Parking
Comments

120 onsite carpark

3/189 Gorman Drive, Googong, NSW 2620



James Baker

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