

INFORMATION MEMORANDUM

**MAIDENWELL HOTEL**

18 Main Street Maidenwell, QLD 4615



**COME TO THE WELL**

**Debra Wallis**

**+61 (07)4164 6133**

**0414 997 692**

Sick of working for somebody else? Want a job where every day is not the everyday?

Here you go, the iconic MAIDENWELL HOTEL is up for grabs. You can lease this renowned country pub and be your own boss. Easy to run for a husband and wife team, even better if you have the family on board. It's a pumping little pub on weekends with regular events that keep its reputation flying. The monthly Pig on the Spit sets you up for the next month, and car shows, Folk Gatherings, a Boar Hunt, a Bullride and an assortment of smaller events keep your lifestyle humming along.

Maidenwell Hotel attracts a huge following on its webpage and social media sites, and enjoys good support from its locals in the Darts and Social Clubs.

There's never a dull moment, and with a dining area that seats over 90, a huge deck and veranda area, a big backyard that allows free campers and has a powered stage, can-bar area, and lots of undercover in the multipurpose area, the opportunities for growth are endless.

- 104 year old Grande olde pub
- Beautiful fireplace that is the heart of the hotel
- Bar with recently recovered bar stools
- Keno
- NBN wifi
- Three coldrooms for bar use
- Lots of pubobelia in the bar and hotel
- Pool table, juke box, kids lucky prize machine, smoke machine
- Huge separate dining room
- Well equipped commercial kitchen with coldroom
- Two street frontage
- Over-the-bar bottle sales with separate servery
- Side deck with eating area
- Front veranda with seating
- DOSA
- Outdoor stage and multi-purpose area
- Separate toilet block
- Three accommodation rooms with shared lounge, shower and toilet
- Attractive fenced grounds with established trees
- Established stop for high tourist numbers
- 4 bedroom manager's quarters

Live onsite and enjoy the lifestyle that others dream of.

You can cover all the outlays by running the hotel yourself. Early in the week you usually get a few early nights, and everyone who comes through has a story to tell or is up for a yarn.

The best thing is that you benefit from a big tourist trade because the hotel is two minutes from magical Coomba Falls and only 30 minutes to the beautiful Bunyas.

\$60,000 + OUTLAYS + S.A.V. for balance of 4 plus 4 year lease

## Important Information

MAIDENWELL HOTEL is a going concern located at 18 Main St, Maidenwell, Queensland 4615. The **leasehold interest** is offered for sale by the leasee, **AWDW PTY LTD, ATF Three Eighteen Family Trust**. There is currently, (at time of publication), 2.5years remaining on a 4 year lease, with an Option of 4 years.

The HOTEL is licensed 10am-12midnight, 7 days per week. The property has a bar, deck, veranda and dining room where alcohol bought over the bar may be consumed. There is a servery window for bottle shop sales where alcohol for consumption off premise can be purchased.

The premises of MAIDENWELL HOTEL consists of the main building approximately 104 years old, which contains bar, dining, three accommodation rooms with shared toilet/shower, and management quarters.

Other buildings and structures in the grounds which are for hotel and patron use include:

- Stand- alone toilet facility
- multipurpose area (private/management car parking, parties, functions, Spit Roast area)
- A stage with extra covered parking
- A powered four bay shed with extra cold room
- A four bay open shed (three bays of which are for vehicle accommodation)
- The entire venue is equipped with tank water facilities.
- There is a 6kw solar system on the roof to offset power consumption.

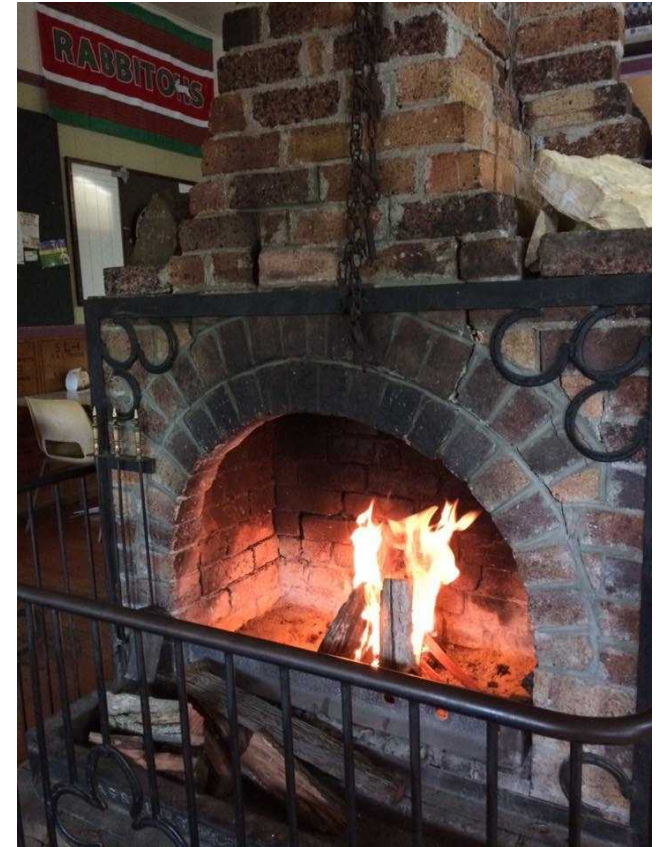
## Summary About the Venue

The Vendor is AWDW PTY LTD ATF Three Eighteen Family Trust.

- Public bar with Keno
- Seven beers on tap
- Three coldrooms for alcohol storage
- Servery window to deck with bottleshop facility
- Fireplace in the heart of the bar area
- Lounge area and separate dining room (seats 90+)
- Pool table, darts boards, jukebox,
- Kitchen
- Can bar facility with coldroom in outdoor shed adjacent to stage
- On and off street parking
- Management quarters. Parking for multiple vehicles.

Licence:

- Commercial Hotel **Licence 184904**
- TRADING HOURS 10am to 12 midnight, 7 days. Actual hours may vary.



### Management Quarters

- 4 bedroom attached residence
- Lounge room
- Office
- Shared hotel kitchen
- Linen room
- Laundry
- Chemical storeroom
- Bathroom/toilet
- Enclosed front veranda

### Provision of Financial and other information:

Financial information is available from the vendor AWDW PTY LTD ATF Three Eighteen Family Trust, or their appointed agent. No warranty is made with regard to the correctness, accuracy or otherwise of information supplied, and prospective interested parties should seek advice from their advisors and specialists.



## **Other Important Information**

MAIDENWELL HOTEL is the only hotel in Maidenwell, Q. Nearest competitors are more than half hour away in any direction. It is the last hotel, meals and bottleshop before The Bunyas tourist district.

It is the perfect day trip for visitors travelling from Toowoomba (1 hr 15m), Ipswich (2hrs), Brisbane (2.5hrs). The hotel enjoys high numbers of overnight campers and vanlifers.

The hotel is famous for its monthly Pig on the Spit with entertainment, largely promoted by reputation and social media, due to generating over 3500 followers over the past 18 months.

It is a sector that continues to expand, while enhancing the reputation of the hotel.

## **Due Diligence**

It is the interested party's responsibility to arrange for appropriate legal and/or financial advisors if necessary to complete its due diligence review.

In conducting the due diligence review, all interested parties must follow all instructions and regulations that the Vendor and/or its agents may from time to time set in its sole and absolute discretion. In particular, an interested party will not be permitted, without the prior consent of the Vendor, to discuss the sale process or any aspect of the proposed sale with any of the hotel's management, owners, associates, employees, consultants, clients or suppliers.



WELCOME TO THE WELL



Maidenwell Hotel - Multi-purpose function area



Maidenwell Hotel – Outdoor Stage







**Out under the Fig tree - Maidenwell Hotel**

Maidenwell Hotel - Dining room

