



## 2038 Putty Road BULGA, NSW

### Leasehold Hotel Opportunity - Bulga Tavern

Traditional Regional Hotel in a Central, Prominent location

- Central Prominent Location with a loyal local clientele eagerly awaiting its re-opening
- Abundant passing traffic
- Opportunity for a motivated leaseholder to make their mark with no local competition
- Lengthy lease period with added incentives
- Significant external space for addition of a large beer garden (STCA)
- Option to add accommodation to the business mix
- Opportunity for marketing and promotions with motor clubs; grey nomads; and other target groups
- Very strong, long-term local industry
- Landlord committed to the long-term success of your business

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