

**24 Collins Street, Jennacubbine, WA 6401**

**House For Sale**

Thursday, 13 June 2024

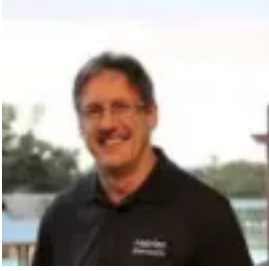
24 Collins Street, Jennacubbine, WA 6401

**Bedrooms: 10**

**Bathrooms: 10**

**Area: 4 m2**

**Type: House**



Joe Galantino

0428424351

**\$800,000**

This iconic business is located within the golden triangle farming region of Goomalling, Toodyay and Northam. The premises were established in 1902 and was once known as the Jennacubbine Hotel. The current owners have been operating the business known as the "Jenna Tavern" since 2003. The business comprises a Tavern as well as offering meals and accommodation to locals and tourists alike. The Jenna Tavern is well known for its succulent steaks, salad bar and friendly service. Arguably the best steaks to be had within regional WA, are served by this establishment. (in the humble opinion of the agent). The owners of the business work full time in the business and work a 42 hour week. They do a sterling job in providing the right atmosphere to share a drink and ease into an evening meal. They are supported by 2 casual staff. The premises are licensed to carry 250+ persons. The business holds a liquor, music and boarding house licence and provides that ideal destination to get out of the metro area on the weekend as well as being the perfect place to hold a function and stay overnight. The land area the premises are located on is 4.45ha or approx. 11 acres, with more than sufficient room to accommodate patron parking, caravans or RV's that frequent the area. The main building is of brick construction with an iron roof and contains the bar and dining rooms, with a separate pool room and additional outside entertaining areas. Owner accommodation is 3 bedrooms and 1 bathroom plus an office. There are also plenty of solar panels on the main roof to soak up the sun and reduce the electricity bill. There are 10 accommodation units with their own individual bathrooms detached from the main building that enables guests to spread out and not on top of each other. Scheme water is connected to the property and supported by rainwater tanks and 2 bores. The plant & equipment and consumables list for the Tavern is quite extensive and includes: • Coolroom • Kitchen benches • Kitchen utensils, crockery & cutlery • Oven and dishwasher • Freezers • Table & Chairs plus Bar Stools • Antique, collectables & pictures • Linen • Fixtures & Fittings within motel units • CCTV cameras and equipment • Gardening equipment Council rates are \$6,069 per annum. Water rates are \$5,944 per annum. The replacement cost to rebuild the infrastructure of the Jenna Tavern is well in excess of the asking price. The buildings, business, goodwill, equipment and stock are offered for sale for \$800,000. To discuss the business opportunity further and receive a confidential financial business pack, please contact Joe Galantino on 0428 424 351.