

Information Memorandum

“Hair of the Dog Inn”



BALLIMORE

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Information Memorandum—Ballimore Inn (Hair of the Dog Hotel) Ballimore, NSW.

1. INTRODUCTION AND CONTACT DETAILS

GAIN Realty has been engaged by our clients to market Ballimore Inn for sale by private treaty.

This Information Memorandum is issued to provide preliminary details to interested parties to assess the suitability of the property and as a starting point for further enquiries.

The details provided in this Information Memorandum are a general guide only and do not constitute valuation advice or offer for sale or purchase. All Parties should seek their own independent advice, due diligence and investigations and not rely on the information contained in this document in making their purchasing decisions.

Sale Process

GAIN Realty is proud to offer Ballimore Inn for sale by private treaty subject to current lease agreement

Sale and Purchase Agreement

A copy of the contract for sale and purchase is available on request from Clem Gribble or Susan Anderson and all offers will be passed to the vendor of the property.

GAIN Realty Pty Ltd - NSW Real Estate Lic 10077880



Susan Anderson

Sales Agent

Ph: 0488 066 074

Lic 20507826

susan@gainre.com.au



Clem Gribble

Principal Agent

Ph: 0488 624 959

Lic 20210771

clem@gainre.com.au

2. EXECUTIVE SUMMARY

Legal Owner	Bakam Services Pty Ltd
Legal Title	Lot 1 in Deposited Plan 959816 & Lot 8 Section 2 in Deposited Plan 758046
Zoning	RU5 - Village: (pub. 6-10-2023)
Address	26-28 Federation Street, Ballimore, NSW, 2830
Position	32.19586 S 148.8979E
Land Type	Flat - Heritage Local Significance
Land Area	3290 Sq Metres (approx.)
Land Tenure	Fee Simple
Current Offering	“Hair of the Dog Inn” is located in the village of Ballimore opposite the rail silo and approximately 500m from the Golden Highway intersection. Leased to operators and returning approximately 8% pa gross return on capital investment to owner by instruction.

3. FEATURES AND OPPORTUNITIES

Hotel Investment Opportunity - Walk in Rental Income

Ballimore Inn is a well maintained single story brick building with indoor, outdoor covered and yard patron/entertaining areas along with accommodation facilities. Fully trading as “Hair of the Dog” single bar hotel, Ballimore Inn is offered as a commercial ownership opportunity with current lease in place to the operating entity providing gross rent of \$72,800 pa plus gst and outgoings, \$1,400 per week, with yearly ‘market rent’ reviews for the remaining two years. 7 room accommodation is currently utilised by the current operator. The property on two blocks offers the possibility of expansion of accommodation on the second to the purchaser (stca). Ballimore is centered in the Central-West Orana Renewable Energy Zone and has outstanding future possibilities

Outgoings include, building and contents insurance for full recovery.

The current lease for this going concern expires on 11 September 2027 and is registered on title.

Features:

- Recent commercial kitchen fit-out included in sale along with general lessor’s property extensively detailed within the lease.
- 7 bedroom accommodation.
- Inn's Eatery is very popular with locals & visitors with solid indoor and outdoor meal trade
- Popular travel stopover and camping/caravan location.

A traditional style Australian hotel, the Hair of the Dog Inn services the local community along with travellers and farming community. Freehold property with modern fit-out and services provide the operator with the essential utilities and necessities to run a contemporary hotel and eatery.

Providing excellent returns through an extensively documented and registered lease the property provides a structured entry point to commercial property investment. The property and full list of inclusions are offered as a walk in / walk out ownership holding. At end of current lease a fresh lease may be negotiated with the current lessee or fully equipped hotel ready for owner or new operator.

Hair of the Dog Inn has been thoughtfully leased and inspection by appointment is recommended.

4. SERVICES AND UTILITIES

Access to Ballimore Inn is north off Golden Highway 31km east of Dubbo, and 97km north west of Mudgee. Federation Street lies parallel to the Golden Highway via a signposted intersection.

Dubbo is the main regional center for schools, health, services and supplies.

Metered charges of utilities for water usage, gas, electricity, telecommunications, trade waste and grease trap charges (if any) are detailed in the lease as Lessee responsibility.

Town water is connected.

The NSW Government is in the development phase for the State's first REZ in the Central-West Orana region. The Central-West Orana REZ is approximately 20,000 square kilometres centred by Dubbo and Dunedoo, on the land of the Wiradjuri, Wailwan and Kamilaroi people.



New South Wales Government “energyco” website

5. LOCATION CLIMATE & VILLAGE

Ballimore in the Orana NSW regional weather district has a hot semi-arid climate 31 km from Dubbo

- Ballimore experiences annual average rainfall of about 600 mm pa.
- Severe fire weather conditions are estimated to occur on average three days per year at Dubbo, and are more likely to occur in summer and spring
- Dubbo will on average experience 20–30 hot days per year

Hair of the Dog Inn is sited in Federation Street, parallel to the Golden Highway in Ballimore village.



Ballimore—Wikipedia (full history <https://en.wikipedia.org/wiki/Ballimore>) is a small village in the [Orana region](#) of [New South Wales, Australia](#). The name also refers to the surrounding rural locality. In the [2021 census](#), it recorded a population of 240 people. The area now known as Ballimore lies on the traditional lands of [Wiradjuri](#) people.^[2]

Ballimore is located about 31 kilometres (19 mi) east of [Dubbo](#) on the [Golden Highway](#). The village's site is located near the confluence of the [Talbragar River](#) and its tributary Ballimore Creek, being bordered on one side by the river and on another side by the [Troy Junction–Merrygoen railway line](#). It was the construction of the railway, which led to the formation of the village. The village of Ballimore was proclaimed on 12 May 1916. Ballimore is likely named after the identically-named place in [Argyll and Bute](#), Scotland.

From 1918 to 1975, Ballimore had a railway station. There is still a siding, silo, and grain loader there. The village also has a public school and a hotel.

There is a deposit of coal in the area, which has been mined in the past, beginning in the 1880s. The coal was suitable for steaming, but was not suitable for making [town gas](#), and could not be used to make [coke](#).

While boring to find coal, in 1887, a seam of coal was struck at a depth of 540 feet, but then [artesian water](#) was struck at a depth of 550 feet. The water was under enough pressure that it could flow in piping to around 30 feet above ground, at a rate of 1,000 [gallons](#) per hour. When the water was assessed, it was found to be high-quality mineral water. The predominating mineral content was [sodium bicarbonate](#). From 1897, the source of mineral (soda) water was tapped, using deep bores in the area. It was sold under the brand name, 'Zetz-Spa', originally by the Zetz-Spa Proprietary Company and, from 1902, by [Tooths](#). In 1951, there were three mineral water bores; one operated by Tooths, another supplying [Schweppes](#), and a third used for watering livestock.^[15] Tooth's continued to market 'Zetz-Spa' mineral water, until 1977



NSW Six Maps

6. METHOD OF SALE & ATTRIBUTES

GAIN Realty is proud to present Ballimore Inn for sale by private treaty .

Currently leased to Hotel operators with over 2 years remaining, the operator has indicated willingness to renegotiate at the end of term.

A copy of the sale and purchase contract (including lease agreement) can be obtained on request.

7. DISCLAIMER

The information contained in the Information Memorandum is published by GAIN Realty Pty Ltd on behalf of the Vendor solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries with respect to the property, any depictions of the property boundaries are approximate.

None of the information contained in this Information Memorandum can constitute any representation or offer by the vendor or the Agent. Prospective purchasers and their advisors should make their own enquiries to satisfy themselves as to the correctness of the information.

GST Disclaimer: the purchase price and the value of the property may be affected by Goods and Services Tax depending on circumstances and details of the final contract of sale and purchase. You should satisfy yourself of by your own enquiries with regard the application of such tax to any transaction.

8. Photographs





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