



# Information Memorandum

## The Rooms Accommodation

Level 1/74 Princes Highway, Milton NSW 2538

Proudly brought to market by Paul McDonald.



# Introduction



## Prime Tourism Bussiness in a South Coast Location

An exceptional opportunity awaits to own a well-established accommodation business in the heart of Milton, one of the South Coast's most picturesque and in-demand tourist towns. Located above the iconic Milton Hotel, built in 1870 and lovingly refurbished, The Rooms business and the pub are separate entities.

Set on a high-visibility site in the main street of Milton, stroll to cafés, galleries, boutique shops, and live music venues – this property captures the true essence of Milton's charm and appeal.

Whether you're seeking a tree-change lifestyle, looking to expand your accommodation portfolio, or invest in a profitable coastal business, this is a rare opportunity not to be missed.



## Key Features

- Beautifully presented accommodation with strong year-round occupancy
- Multiple diverse guest suites with quality furnishings & elegant interiors
- Consistent revenue with further growth potential
- Fully operational and ready for immediate takeover
- Ideal for owner-operators, lifestyle buyers, or investors
- Excellent online reviews and repeat clientele
- Un-utilised approved Liquor Licence, opportunity to capitalise on & drive extra revenue
- Prime Position in Milton Village







# Income |



**BSP**  
Advisory

Chartered Accountants • Business Advisory

BSP Advisory Group Pty Ltd  
Established 1967

ABN 93 001 950 625

April 29, 2025  
Profit and Loss

2022 - 2025				
Location is The Rooms - Milton.				
Account	Q1 Actual Rev 2025 & F'Cast Exp / Profit	Jan-Dec 2024	Jan-Dec 2023	Jan-Dec 2022
Occupancy	73%	61%	67%	59%
ARR	187	169	168	182
Trading Income				
Income	\$ 84,583.84	\$ 257,739.00	\$ 284,729.00	\$ 267,372.00
Total Trading Income	\$ 84,583.84	\$ 257,739.00	\$ 284,729.00	\$ 267,372.00
Annual	\$ 289,956.38	\$ 257,739.00	\$ 284,729.00	\$ 267,372.00
Other Income				
Interest Received	\$ 25.00	\$ 23.78	\$ 27.14	\$ 0.32
Total Other Income	\$ 25.00	\$ 23.78	\$ 27.14	\$ 0.32
Operating Expenses				
Accommodation/Meals - Meals				
Accountancy Fees	\$ 2,332.00	\$ 2,120.00	\$ 2,120.00	\$ 2,120.00
Advertising	\$ -	\$ 198.55	\$ -	\$ -
Bank Charges	\$ 250.00	\$ 154.98	\$ 250.00	\$ 309.07
Commission Paid	\$ 28,995.64	\$ 27,382.19	\$ 29,526.25	\$ 26,414.04
Consumables & Linen Hire	\$ 27,000.00	\$ 25,309.35	\$ 27,233.52	\$ 32,423.42
Electricity & Gas	\$ 4,500.00	\$ 4,215.44	\$ 3,948.52	\$ 3,033.12
Filing Fees	\$ 105.00	\$ 103.34	\$ 290.00	\$ 95.58
Housekeeping/Cleaning	\$ 28,080.00	\$ 24,960.00	\$ 23,400.00	\$ 21,840.00
Insurance	\$ 3,000.00	\$ 2,877.82	\$ 2,593.80	\$ 2,259.50
Internet	\$ 1,266.60	\$ 1,199.88	\$ 1,146.60	\$ 215.76
IT & Website Expenses	\$ 750.00	\$ 687.95	\$ 712.15	\$ 497.00
Office Expenses	\$ 205.00	\$ 193.02	\$ 143.50	\$ 395.98
Liquor Licence	\$ 766.00	\$ 766.00	\$ 494.00	\$ -
Postage	\$ 88.00	\$ 68.06	\$ 43.18	\$ 52.25
Rent & Outgoings	\$ 67,634.83	\$ 65,985.20	\$ 56,159.11	\$ 61,280.83
Repairs & Maintenance	\$ 2,500.00	\$ 2,410.17	\$ 4,767.33	\$ 1,855.18
Subscriptions	\$ 2,671.66	\$ 2,544.44	\$ 2,262.02	\$ 2,212.54
Total Operating Expenses	\$ 170,144.73	\$ 161,176.39	\$ 155,089.98	\$ 155,004.27
Net Profit	\$ 119,836.65	\$ 96,586.39	\$ 129,666.16	\$ 112,368.05
Sell	\$400,000	29.96%	24.15%	32.42%
				28.09%

Liability limited by a scheme approved under Professional Standards Legislation.  
Any advice given is taxation advice only and is not and should not be taken as financial or legal advice.  
If you require these services, we would be pleased to put you in contact with the relevant professional.

Ulladulla • Batemans Bay • Moruya • Sydney



CA, B.Bus  
(Acc/Mkt), Grad  
Dip(ICA),

Director

B.Com(Acc)

Director

CA, B.Com(Acc)  
Director

SMSF  
Administration  
& Auditors

Reporting

Consultants

Munro Lawyers

Employee

PO Box 48  
Office 1

16A Church Street  
Moruya NSW 2537

# Liquor Licence |



## Independent Liquor & Gaming Authority

*A statutory board established under the Gaming and Liquor Administration Act 2007*

contact.us@liquorandgaming.nsw.gov.au  
www.liquorandgaming.nsw.gov.au

### Key liquor licence details recorded as at 26 October 2022

**Licence number:** LIQO660036939  
**Licence name:** The Rooms Milton  
**Licence type:** Liquor - on-premises licence  
**Business type:** Accommodation  
**Licence status:** Current  
**Duration:** Unlimited duration  
**Licence start date:** 26/10/2022  
**Licence expiry date:**

#### Licensee

**Organisation name:** THE WHITE HOUSE COMPANY PTY LTD  
**ABN:** 69 650 349 518 **ACN:** 650 349 518  
**Phone - daytime:** 0421355456 **Fax number:**  
**Email address:** jjstuart@gmail.com  
**Website:**  
**Business address:** COMMERCIAL HOTEL 74 PRINCES HWY MILTON NSW 2538  
**Postal address:** SUNNY HILL FARM 464 CROOBYAR RD CROOBYAR NSW 2539  
**Start date:** 26/10/2022

#### Manager

**Title:** Mr  
**Surname:** Stuart  
**Given name:** Joshua  
**Middle name:** James  
**Start date:** 26/10/2022

#### Contact Person

**Title:** Mr  
**Surname:** Stuart  
**Given name:** Joshua  
**Middle name:** James  
**Phone - daytime:**  
**Mobile:** 04## ### ## **Fax number:**  
**Email address:** jjstuart@gmail.com  
**Start date:** 26/10/2022

# Liquor Licence |

## Independent Liquor & Gaming Authority

### Premises

**Address:** 74 Princes Hwy MILTON NSW 2538  
**Phone number:** **Fax number:**  
**Email address:** jjstuart@gmail.com  
**Website:**  
**LGA:** Shoalhaven  
**ABS SLA:** Ulladulla  
**Start date:** 26/10/2022

### Trading Hours

#### Accommodation: Consumption on premises

Day	Start Time	End Time	Start Date	End Date
Monday	05:00 AM	05:00 AM	26/10/2022	
Tuesday	05:00 AM	05:00 AM	26/10/2022	
Wednesday	05:00 AM	05:00 AM	26/10/2022	
Thursday	05:00 AM	05:00 AM	26/10/2022	
Friday	05:00 AM	05:00 AM	26/10/2022	
Saturday	05:00 AM	05:00 AM	26/10/2022	
Sunday	05:00 AM	05:00 AM	26/10/2022	

### Conditions

Licence conditions imposed by the Liquor Act and Regulation apply. To view a copy of these conditions, go to [www.liquorandgaming.nsw.gov.au](http://www.liquorandgaming.nsw.gov.au).

Additional licence conditions.

**Condition type:** Condition **Condition source:** Authority  
**Reference:** 50  
**Condition:** Section 11A of the Liquor Act 2007 applies to this licence. Liquor must not be sold by retail on the licensed premises for a continuous period of 6 hours between 04:00 AM and 10:00 AM during each consecutive period of 24 hours. The licensee must comply with this 6-hour closure period along with any other limits specified in the trading hours for this licence.  
**Start date:** 26/10/2022

**Condition type:** Condition **Condition source:** Authority  
**Reference:** 2050  
**Condition:** This licence authorises the sale of liquor for consumption on the licensed premises only – at any time on any day to a resident (or a guest of a resident while in the resident's company) or to an employee of the licensee. Liquor must not be sold to a guest of a resident or to an employee of the licensee for consumption on the licensed premises, or to a resident for takeaway from the premises, between the hours of 4:00AM and 10:00AM. Liquor sold to a resident between the hours of 4:00AM and 10:00AM must only be sold or supplied for consumption in the room in which the resident is residing or staying.  
**Start date:** 26/10/2022



## Contact Information

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Licensed Real Estate Agent