

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.

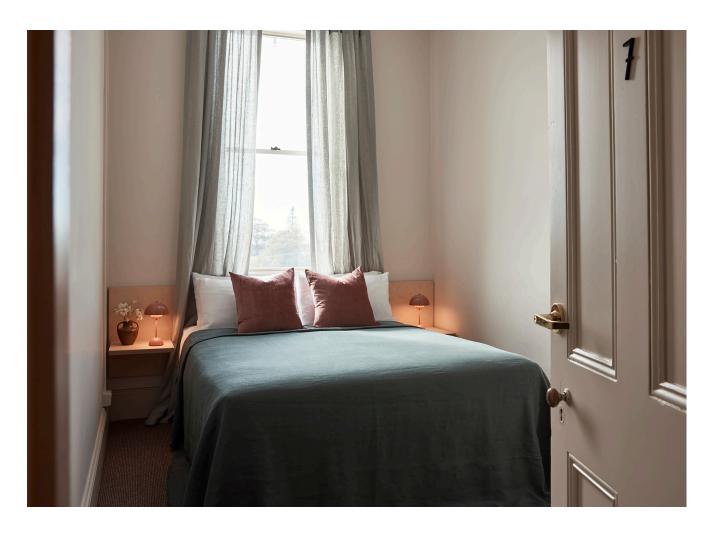
Set on a high-visibility site in the main street of Milton, stroll to cafés, galleries, boutique shops, and live music venues – this property captures the true essence of Milton's charm and appeal.

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.

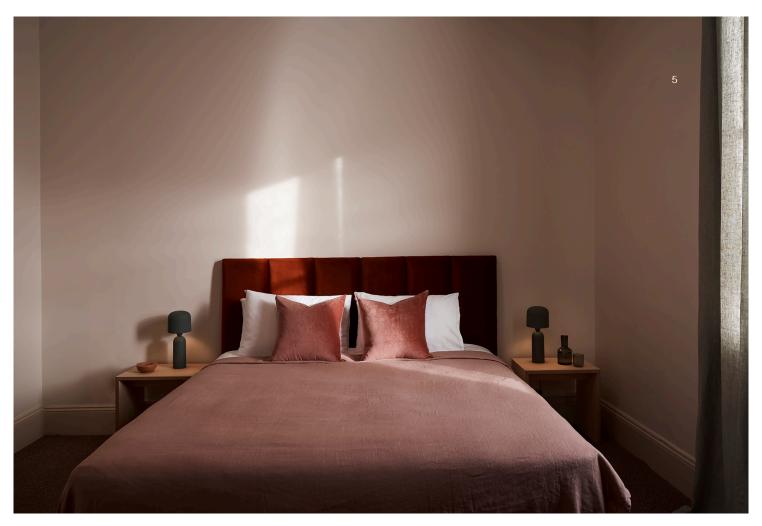


Key Features

- 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 Group Pty Ltd Established 1967

ABN 93 001 950 625

April 29, 2025 Profit and Loss

2022 - 2025								
Location is The Rooms - Milton.								
Account	202	Actual Rev 25 & F'Cast o / Profit	Ja	n-Dec 2024	Jar	n-Dec 2023	Jai	n-Dec 2022
Occupanc y		73%		61%		67%		59%
ARR		187		169		168		182
Trading Income								
Inc om e	\$	84,583.84	\$:	257,739.00	\$2	284,729.00	\$2	267,372.00
Total Trading Income	\$	84,583.84	\$:	257,739.00	\$2	284,729.00	\$2	267,372.00
Annual	\$	289,956.38	\$ 2	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%	RO	l 24 .1 59	14	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(ICAA),

D ir ect or

B.Com(Acc)

Director

CA, B.Com(Acc)
Director

SMSF Administration & Auditors

Reporting

Consultants

Munro Lawyers

E mplo ysu r e

PO Box 48 Office 1

16A Church Street Moruya NSW 2537

Liquor Licence |



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

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.

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 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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