



221 Vincent Street CESSNOCK, NSW

### Premium Free Lease - Royal Oak Hotel, Cessnock

- Entire ground floor operation for lease
- Opportunity to increase turnover significantly - DJs, and live entertainment in the Beer Garden are very popular with locals and tourists
- Rare 3am licence
- New refurbished fitout
- Cafe operation with kids play area - currently operating 6 days 7am to midday
- Bistro / Kitchen with new equipment, inc. walk-in freezer, large fridge, wood fire oven
- Lounge Bar for cocktails
- Classic front Bar with multi-tap and post mix operation
- Private dining & tasting rooms
- Pool, jukebox and entertainment area
- The owner (Lessor) will continue the B&B / temporary accommodation so the Lessee can foc