

**Tamworth R Playground, Bicentennial St, Tamworth, NSW  
2340**

**Sold - 22/05/2025**

Industrial Land



## Rare Leasehold Sale - Strong Regional Investment

The opportunity to purchase the Master Lease for the well known and popular Kable Avenue establishment 'Hopscotch Restaurant & Bar', located in the heart of Tamworth, NSW.

The property is surrounded by a variety of national retailers situated in a very central position. Located within a 2min walk of the new and upcoming University of New England site located next door along the river. Tamworth is currently in growth mode which is planned to continue over the next 3 decades.

Tamworth is a Regional City well located inland between Sydney and Brisbane. Government base for a number of institutions and also the Agricultural Capital for the area in addition to two local Abattoirs, multi-million dollar Australian Equine & Livestock Centre, the new intermodal freight hub and a bustling Industrial marketplace.

Tamworth has an Internationally recognised tourist market, being Australia's Country Music Capital, which attracts a year-round tourist trade namely the Annual Country Music Festival and Awards held over 10 days in January where the town swells to double its size!

Hopscotch Restaurant & Bar is the perfect meeting place for friends and family to enjoy fantastic food and drinks in the relaxed and beautiful surrounds of Bicentennial Park, between the Peel River and Tamworth's CBD.

In the evening the trees are illuminated and the water fountains are lit with colour. Hopscotch is known for its fantastic functions such as dinners, lunches, breakfasts, wedding receptions, Christmas parties and corporate events.

The Master Lease running to 2050, strong tenant in place with current passing rent of \$92,720.29pa, fixed 2.5% annual increases. Lease ending in 2030, bolstered by a further 2 x 10 year options.

This is a very smart investment for investors with an appetite for a strong long term return, with low overheads and quality tenant.

Property will be sold via Private Treaty, By Negotiation.

Contact the Exclusive Marketing Agents today, PRD Tamworth for more information.

### Open for Inspection

By Appointment.

### Listed By

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