



## 36-40 Ayr St, Jamestown



### "OLD BELALIE HOTEL"

The "Old Belalie Hotel" sits prominently on the corner of Ayr and Irvine Street's, a two story iconic Australian outback pub! For many that are from the area they will remember many a night singing, dancing and laughing away in one of the many dining rooms or the main Front bar.

From what it was to what it can be! For the new owner this Commercial property offers a multitude of uses STC, with 10 rooms with ensuite provisions 2 of which are doubles, 4 single rooms with shared amenities.

Renovations have commenced and this blank canvas presents an opportunity for the astute buyer to design and execute on this beautiful character stone building.

First fix framing has been completed awaiting second fix gyprock to be completed, with new balustrade fabricated at a cost of \$25,000 for the full length of the balcony which will be included in the sale. (Buyer to install). A large majority of the plumbing has been renewed to both levels and hot water has been run throughout the property.

Electricity has been positioned into a central major switchboard and is awaiting further connection to the rest of the building.

There is no heritage listing for this property, which gives the new owner the freedom to transform the shell of this beautiful historic character building into something new for them to enjoy.

The liquor licence is still available for the property and has been placed under suspension in anticipation for the new owner to do as they please!

Jamestown enjoys a rich history Jamestown is a charming rural service centre which is located in the heart of some of South Australia's most productive agricultural land. Located on the banks of the Belalie Creek it is a prosperous town with a main tree-

<b>Price</b>	POA
<b>Property Type</b>	Commercial
<b>Property ID</b>	4289
<b>Office Area</b>	326 m2
<b>Warehouse Area</b>	422 m2

#### Agent Details

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#### Office Details

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