



GEORGE BASS HOTEL  
FREEHOLD VACANT POSSESSION &  
VACANT LAND AT THE REAR

24-32 Hade Avenue, Bass VIC

# SALE DETAILS

The Hotel which is situated on Lot 1 is available to purchase with Vacant Possession including the current fit out (furniture, fittings, chattels, plant and equipment) on a where is, as is basis (except for the billiard tables and kids arcade games).

The Selling Price is \$1,100,000 plus GST

Lot 2, (vacant land) at the rear of the hotel is available for sale - STCA this can be subdivided into 4 house blocks

Selling Price \$650,000 plus GST.

# OVERVIEW

CRE Brokers present for sale this opportunity to purchase a freehold hotel together with the fit out for an immediate re-launch back to its once vibrant self.

Bass is about 45 minutes' drive south of Cranbourne in Victoria.

George Bass Hotel is located just off the Bass Highway in the township of Bass on route to Phillip Island and the South Gippsland coastline.

This well fitted out hotel offers a sports bar, bistro lounge, various sitting areas, drive through bottle shop, a 3 bedroom owner's apartment and very good back of house facilities and toilets

George Bass Hotel sits on a 3,936m<sup>2</sup> site which offers a 90 meter street frontage. The land is zoned "Township".

Located at the rear of the hotel is another 6,181m<sup>2</sup> of Township zoned land which can also be purchased. This additional land (Subject to Title Registration) can be further subdivided into 5 house blocks.

# GALLERY

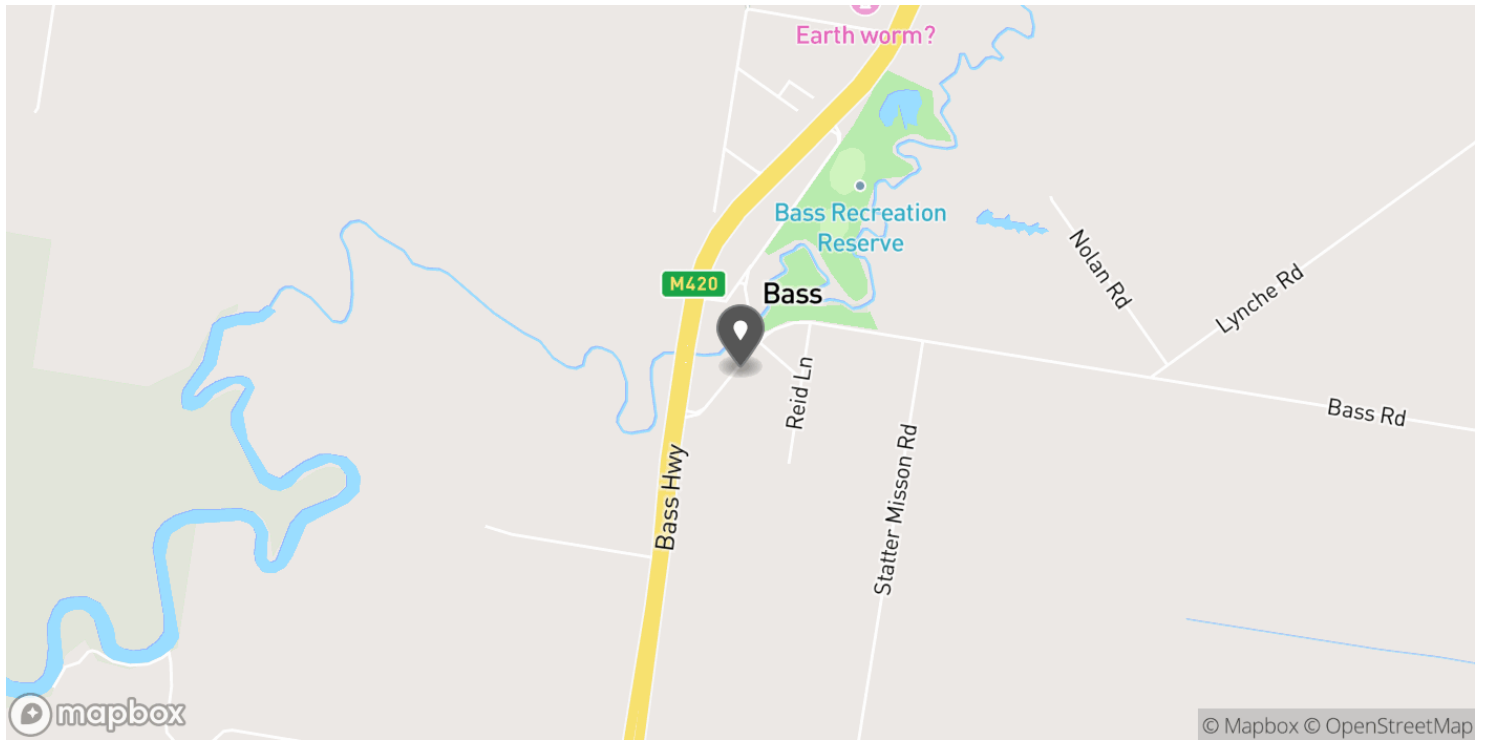


# LOCATION

Bass is a small town located in Victoria. It is part of the Bass Coast Shire, a region known for its beautiful coastal scenery and proximity to popular tourist destinations such as Phillip Island and the Mornington Peninsula.

Customers are drawn from day trippers and locals from nearby Grantville, Woolamai and Coronet Bay.

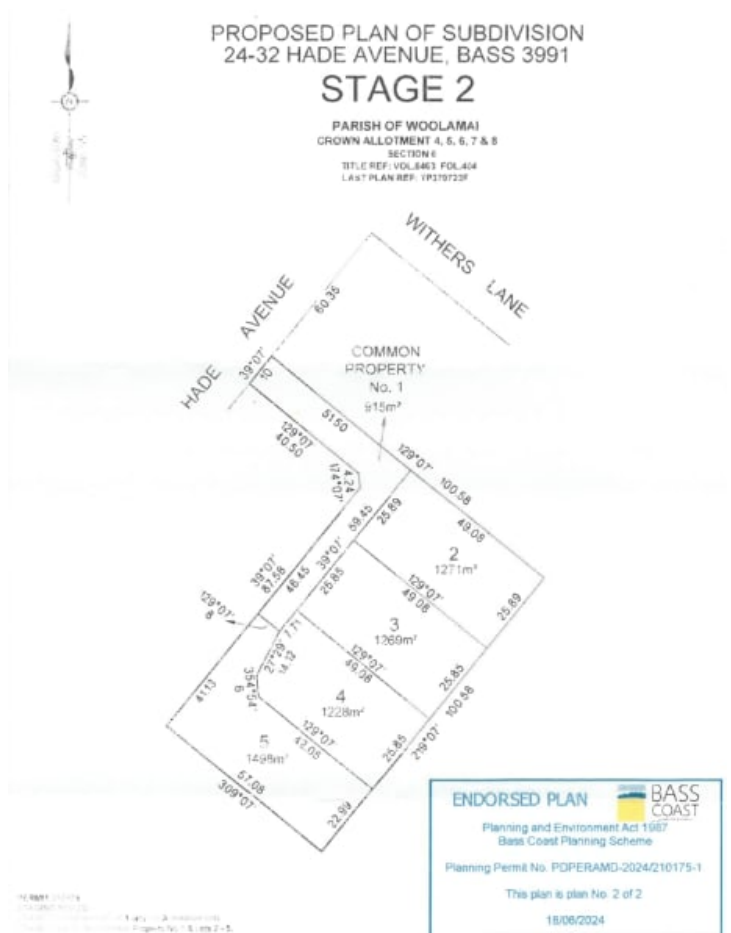
The town often serves as a gateway for tourists heading to other destinations in the Bass Coast region.



# LAND DETAILS

24-32 Hade Avenue currently comprises a single lot having an area of about 10,117 m<sup>2</sup>. The vendor has Town Planning Approval for a 2 lot subdivision Lot 1 & Lot A. Lot 1 is the Hotel Site on Proposed Plan of Subdivision (Stage 1) with Land Area 3,936m<sup>2</sup>.

Lot A is vacant land located at the rear of the hotel and it can be purchased separately to the hotel. This lot has Council approval to be further subdivided into 5 house lots (Stage 2) and has Land Area of 6,181 m<sup>2</sup>.



# REAR DEVELOPMENT



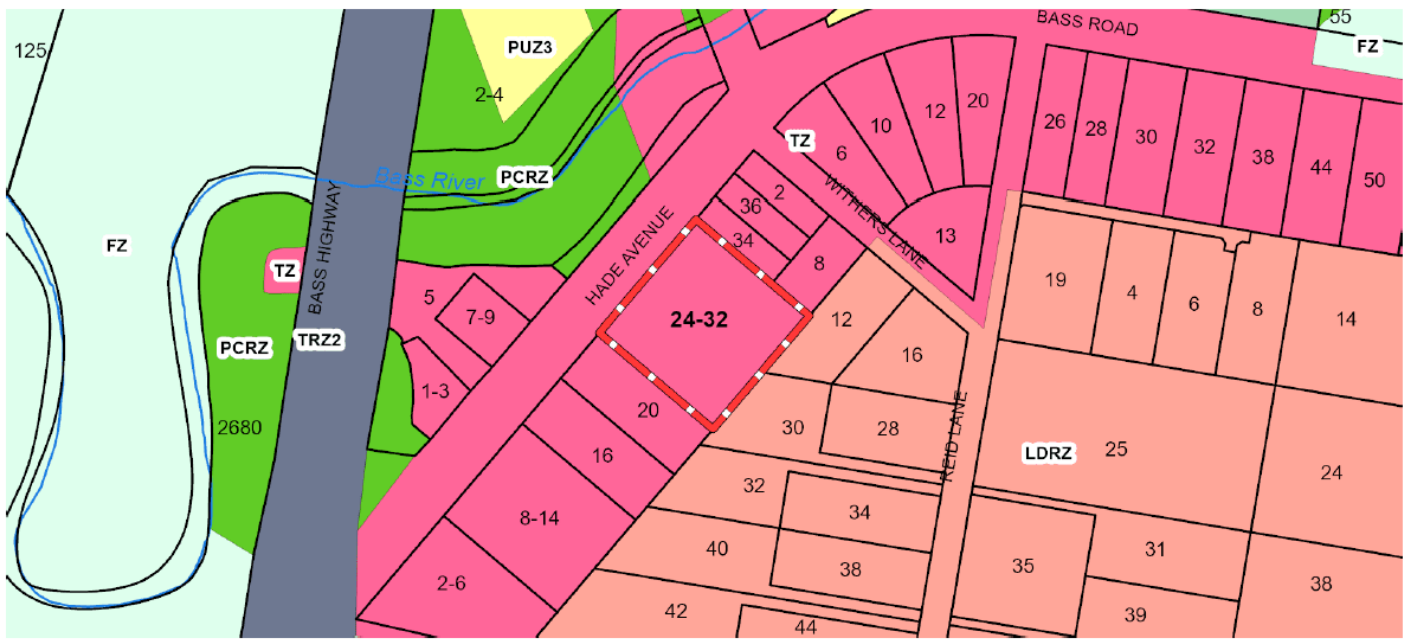
# TOWN PLANNING

The whole of the current single Title land is zoned for Township '2' purposes. Bass Coast Shire has endorsed the 2 lot subdivision Permit # PDPERAMD-2024/210175-1 on 18/6/2024. The vendor is selling the hotel (Lot 1) subject to the 2 lot subdivision being Registered at the Titles Office. The rear Lot A has Council Planning Approval for it to be further subdivided into 5 house lots.

## Planning Zones

[OWASH-ZONE \(A\)](#)

[SCHEDULE OF THE OWASH-ZONE \(A\)](#)



- |  |  |   |
|--|--|---|
|  FZ - Farming                      |  LDRZ - Low Density Residential       |  PCRZ - Public Conservation and Resource |
|  PPRZ - Public Park and Recreation |  PUZ3 - Public Use-Health & Community |  PUZ6 - Public Use-Local Government      |
|  TRZ2 - Principal Road Network     |  TZ - Township                        |  Water course                            |

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

# LIQUOR LICENCE

Liquor Control Victoria

## Liquor Licence 2024

Victorian Liquor Commission  
Section 101, *Liquor Control Reform Act 1998*

### GENERAL LICENCE

Licence No. 31900758

**Subject to the provisions of the Liquor Control Reform Act 1998 and any conditions specified in the licence, the licensee is authorised to supply liquor up to and including 31 December 2024**

|                                |  |                           |                          |
|--------------------------------|--|---------------------------|--------------------------|
| Licensee                       | DUNORKNEY NOMINEES PTY LTD (ACN:005 143 948) |                           |                          |
| Address for service of notices | PO BOX 9103<br>BRIGHTON 3186                 | Licensed premises address | HADE AVENUE<br>BASS 3991 |
| Trading as                     | GEORGE BASS HOTEL                            |                           |                          |

### GENERAL INFORMATION

A liquor licence does not override local laws, planning schemes and conditions on planning permits. It is the responsibility of the licensee to ensure they comply with these and all conditions of a planning permit above what is specified on the liquor licence. Where the trading hours on your planning permit are less than the trading hours on this liquor licence, you must comply with the hours on the planning permit.

### TYPE OF LICENCE

This licence is a general licence and authorises the licensee to supply liquor on the licensed premises for consumption on and off the licensed premises during the trading hours specified below.

### AMENITY

The licensee shall not cause or permit undue detriment to the amenity of the area to arise out of or in connection with the use of the premises to which the licence relates during or immediately after the trading hours authorised under this licence.

### MAXIMUM CAPACITIES

400 patrons

### TRADING HOURS

#### FOR CONSUMPTION OFF THE LICENSED PREMISES -

|                         |                          |
|-------------------------|--------------------------|
| Sunday                  | Between 10am and 11pm    |
| Good Friday & ANZAC Day | Between 12 noon and 11pm |
| On any other day        | Between 7am and 11pm     |

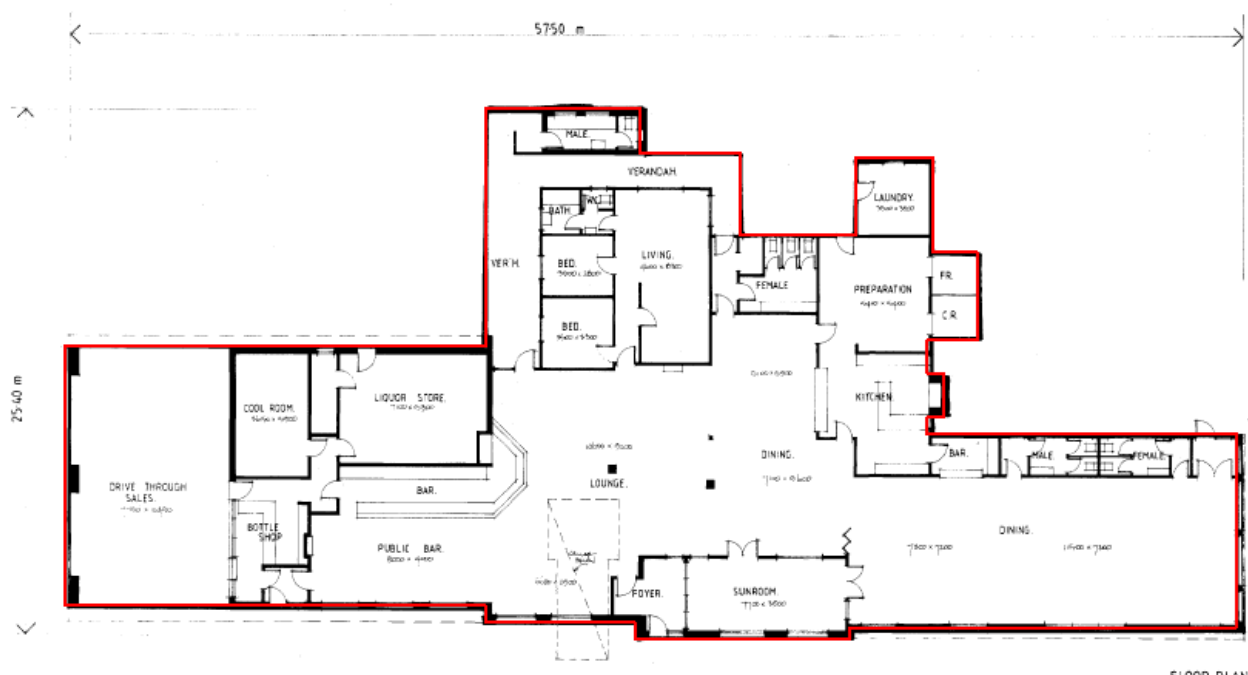
#### FOR CONSUMPTION ON THE LICENSED PREMISES -

|                         |                                       |
|-------------------------|---------------------------------------|
| Sunday                  | Between 10am and 11pm                 |
| Good Friday & ANZAC Day | Between 12 noon and 11pm              |
| On any other day        | Between 7am and 1am the day following |

**End of Conditions - Printed on 01/08/2024**

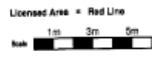
# RED LINE PLANS

31900758  
13012 m/f  
13012 P/O



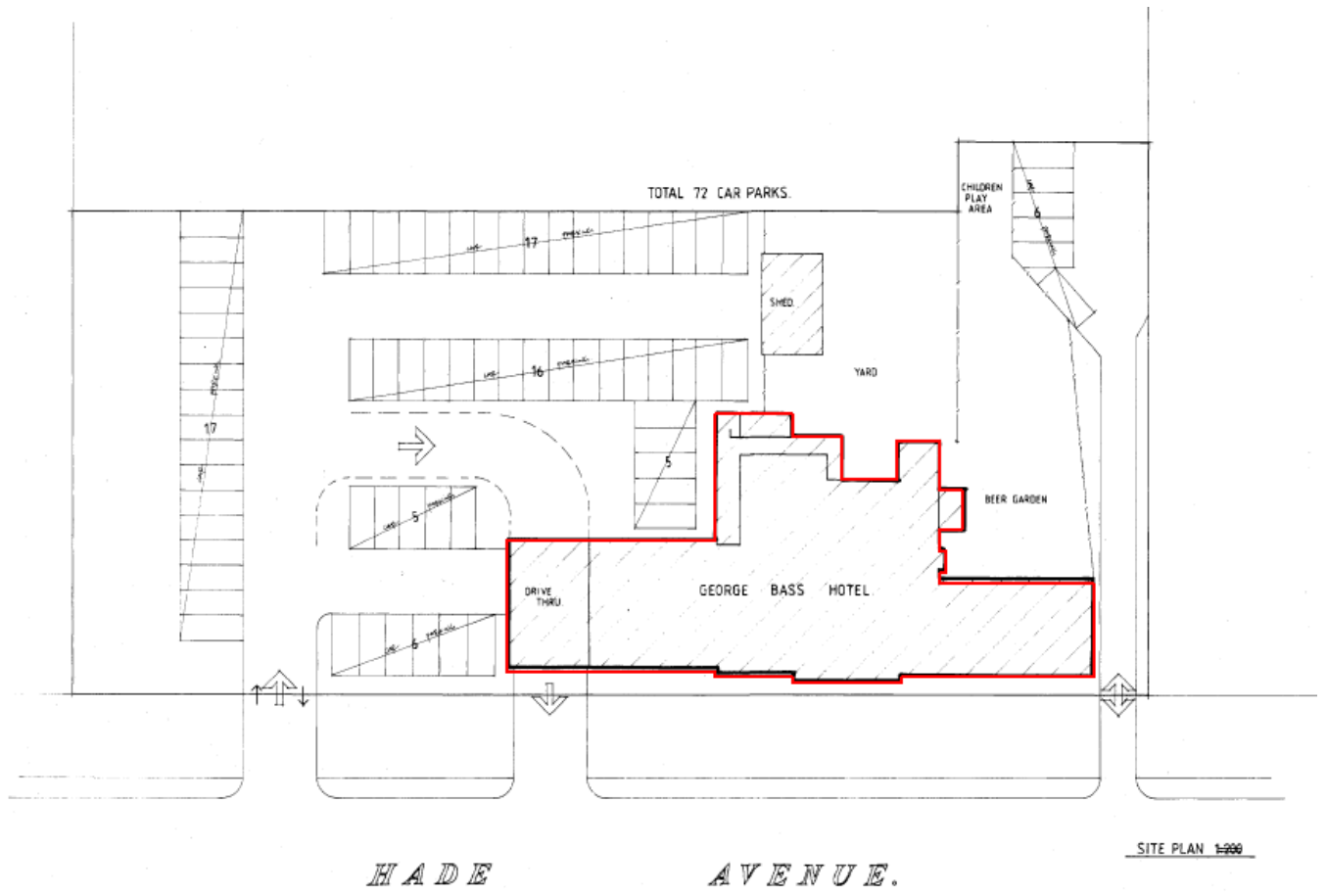
HADE AVENUE.

FLOOR PLAN 1400



RECORDED UNDER 0112  
SHEET 1 OF 1  
DATE 11/12/1997  
R.C. HARRISON  
COMMERCIAL  
LICENSING COMMISSION

31900758  
1303791  
13033 702



SITE PLAN 1:200

HADE AVENUE.



REGISTERED UNDER S 112  
SHEET 2 OF 2  
DATE 12.12.1995  
R.D. HORNALL  
CONSULTING  
URBAN PLANNING CONSULTANT

# INSPECTION DETAILS

George Bass Hotel is vacant and can be externally inspected anytime however internal inspections are available by appointment only.

Connolly Roberts Estate Agents Pty Ltd

Trading as CRE Brokers

Address: Unit 4, 10 Lakewood Boulevard Carrum Downs Vic 3201

Telephone: 1300 767 802

# AGENTS CONTACT DETAILS



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