



## Virginia, 30 Virginia Road

### "Virginia Tavern", Iconic Darwin Tavern - Leasehold

The Virginia Tavern is located just 270m off the Stuart Highway at 30 Virginia Road, Virginia.

-6kms south of Palmerston CBD.

-1km North-West of Coolalinga.

The Virginia Tavern is in a prime location, it is at the northern end of Darwins rural suburbs and as Palmerston continues to grow it is now within a stones throw of urban land estates.

Further to this strategic planning surrounding The Virginia Tavern indicate infrastructure upgrades and population densification in the immediate surrounding area.

The Virginia Tavern is a longstanding country style tavern which is filled with character and has been very popular with both the locals and tourists. The tavern is in a community centre with local store (fuel and take-away alcohol) and motel and caravan park.

The property is ready to operate, with the entire existing fit out in place including the bar, fridges and colds rooms, kitchen and kitchen equipment and the tables and chairs in the

**For Sale**  
\$1,400,000

**Building Area**  
290sqm

**Contact**  
**Lee Doyle**  
0403 348 243  
ldoyle@ljhnc.com.au

**Ryan Doyle**  
0405 192 389  
rdoyle@ljhnc.com.au



**North NT**  
**(08) 8924 0977**

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dining room. The layout is efficient in its design, it can be effectively operated with minimal staff and yet can handle high output during the busy times too.

We are offering the Virginia Tavern operation as a leasehold, including the fixtures, fittings, furniture and equipment and the use of the Liquor Licence and Gaming Licence which includes 20 gaming machine entitlements. The property owner is offering a long term lease at fair market terms.

There is approximately 1,600sqm of land behind the Virginia Tavern, the owner has plans to develop this land including car parks and an outdoor area for the use of the operator of the Virginia Tavern.

This presents an opportunity for a dynamic operator to step into a set up venue and return it to its past success. This opportunity is a relatively inexpensive capital outlay and can happen in a quick timeframe.

In my recent attendance at the property I had a member of the public say "Find someone to take this place so it can open and we can come back".

For more information please contact Lee Doyle on 0403 348 243 or Ryan Doyle on 0405 192 389.

## More About this Property

<b>Property ID</b>	W6KGWU
<b>Property Type</b>	Food/Hospitality
<b>Building Area</b>	290 m <sup>2</sup>

### Lee Doyle 0403 348 243

Director | [ldoyle@ljhnc.com.au](mailto:ldoyle@ljhnc.com.au)

### Ryan Doyle 0405 192 389

Director | [rdoyle@ljhnc.com.au](mailto:rdoyle@ljhnc.com.au)

### North NT (08) 8924 0977

Suite 1/25 Parap Road, PARAP NT 0820

[northnt.ljhcommercial.com.au](mailto:northnt.ljhcommercial.com.au) | [reception@ljhookerdarwin.com.au](mailto:reception@ljhookerdarwin.com.au)

