



RED FEATHER INN



Unravel time and be absorbed by this Tasmanian heritage treasure.

FOR SALE - 42-50 MAIN STREET, HADSPEN, TASMANIA

KNIGHT FRANK TASMANIA has received instructions from the proprietors of the Red Feather Inn, to offer For Sale by way of Expressions of Interest, the FREEHOLD interest and the BUSINESS content, of the Inn and associated property.

Red Feather Inn, situated at Hadspen, a satellite town within the greater Launceston environs, is an industry leader in Heritage Accommodation within in the rapidly expanding Tasmanian tourism sector.

To quote 'Red Feather Inn is a vision of Georgian dancing with French provincial...'. Red Feather Inn provides 'Luxury Bed and Breakfast near Launceston City, Tasmania'

Professionally and superbly renovated, developed and expanded, by the current owner, Red Feather Inn and its associated properties now forms one of the most elegant and exciting accommodation, function centre and wedding venues in Tasmania

The complex of buildings and associated infrastructure, which make up Red Feather Inn, includes historic Inn building, the Barn, the convict era cells building, all of which are typical of the architecture of Tasmania's (Van Diemens Land) colonial period, together with three associated accommodation cottages, plus an expansive land holding of superbly designed and manicured gardens, lawns and extensive landscaping.

The total land-holding, over five titles, expands to approximately 7,962m².

Tasmania's tourism industry is one of the leading revenue earners within the State's economy. In the year to December 2016 there were 1,236,400 interstate and overseas visitors, which was up some 3.0% from the previous year. Total spending by visitors to Tasmania increased to \$2.15 billion, up by 10% from the previous year.

Those figures suggest an acquisition of a tourism related enterprise, such as the Red Feather Inn, will likely prove a profitable and strategic investment.

Further details of Red Feather Inn are expanded herein.



Executive summary

THE OFFERING

Red Feather Inn and associated freehold properties:

42-50 Main Street, Hadspen, Tasmania

Freehold property and business:

Accommodation; restaurant; cooking school; weddings; corporate functions.

LOCATION

The property is located at Hadspen, a predominately residential township and satellite suburb of Launceston City, which is some 12 kilometres distance via the Bass and Meander Valley Highways.

Prior to European settlement the area had been inhabited by members of the Tyerrernotepanner Aboriginal language group for thousands of years. The first recorded European settlers established nearby Entally House circa 1819. By 1831 there were a number of houses forming a settlement known as Hadspen and a bridge over the South Esk River was built circa 1840.

The original Red Feather Inn opened for business circa 1844.

SUMMARY OF FACILITIES

The Red Feather Inn complex includes the historic Inn building; the Barn; the reception and administration building, which also houses a function centre and cooking school; three detached freehold cottages; extensive gardens, laid lawns, car parking areas and extensive landscaping.

SITE AREA

The Red Feather Inn property has a land holding of approximately 7,962m² combining five freehold titles.

TENURE

Freehold on five (5) titles

- Certificate of Title Volume 200570 Folio 1
- Certificate of Title Volume 250941 Folio 1
- Certificate of Title volume 144517 Folio 1
- Certificate of Title Volume 157470 Folio 1
- Certificate of Title Volume 47472 Folio 5

TOWN PLANNING

The subject property is zoned “general residential” under the Meander Valley Interim Planning Scheme 2013.

Visitor Accommodation and Food Services are “discretionary uses”. Residential use is “permitted”.

HERITAGE REGISTER

The “Red Feather Inn” building, 42 Main Street, Hadspen, is permanently listed on the Tasmanian Heritage Register, as is the Old Gaol and Watchhouse cottage, 46 Main Street.

METHOD OF SALE

By submission of “Expressions of Interest”.

An EOI form is attached to this report.



THE RED FEATHER INN



Pearce's Cottage

Murphett's Cottage

The Property

The Red Feather Inn complex of properties, and the associated business, is contained within five land titles. The following details those components and the activity associated.

42 Main Street, Hadspen
(C.T. 200570/1 and C.T. 250941/1)

Erected on the land, with frontage to Main Street, is the part three storey Inn building constructed circa 1844; the part two storey Barn building and the administration and function centre building.

- Main building is constructed of Sandstone facia walls, colourbond roofing, timber and stone flooring. Internal linings include sandstone and plasterboard. All renovated to a high quality.
- Main building has an approximate gross floor area of 406m²
- Main building accommodates four guest suites, the Garden Room, the Red Feather Room, the Library Suite and the Attic suite
- Main building Ground Floor accommodates, Sitting Room, Dining Room, the commercial kitchen and a laundry / storeroom.

Accommodation is as follows:

Ground floor: Sitting room ; Dining room; Laundry / Storeroom; Commercial kitchen

Garden Suite: Sitting room (on ground floor); Bedroom (on first floor); Bathroom (free-standing bath, shower recess, toilet suite, vanity, exhaust unit).

Red Feather Room(First floor): Queen bedded room, en-suite bathroom (free-standing bath, shower recess, toilet, vanity, exhaust unit)

Library Suite (first floor): King bedded room, en-suite bathroom (bath, shower recess, toilet, vanity, exhaust unit); Sitting room.

Second floor Attic Room: King bedded room, en-suite bathroom.

Barn: The Barn building is within the rear garden area of the Inn. Construction comprises, sandstone walls, stone floors, timber window frames, colour-bond roofing.

The Barn has the following gross areas.

- Ground floor - 119m²
- First floor - 23m²

Accommodation is as follows:

Ground Floor: Function rooms

The Loft Room: Guest room. entry and bathroom on the ground floor, queen bedroom on the first floor.

Administration and Function / Cooking School building: Construction comprises weatherboard external walls, colour-bond roofing, timber floors. The building has a gross floor area of approximately 88m². Accommodation comprises an open-plan function room with commercial kitchen facility and an office/reception area partitioned from.

Other improvements: Other improvements associated with the main Red Feather Inn comprise of gravelled drive-way and parking areas; meticulously maintained and manicured gardens and hedges; lawned rear yard with gazebos and covered areas; grassed rear allotment used for marquis functions and associated gardens.

46 Main Street, Hadspen
(C.T. 144517/1)
“The Watchhouse Cottage”

Erected on the land is a single storey residential dwelling, (the original Watchmans cottage for the Gaol) constructed circa 1850; the Colonial period, former Gaol building; detached bungalow.

Construction of the cottage and bungalow comprise weatherboard external walls, colourbond roofing, timber window frames, timber floors.

Construction of the former Gaol building is predominantly sandstone with colourbond roofing.

Gross building areas are:

- Cottage 128m²
- Bungalow 21m²
- Gaol 40m²

Accommodation is as follows:

Cottage: Open plan living / dining / kitchen; three (3) bedrooms; en-suite bathroom; main bathroom.

Bungalow: Bedroom and en-suite bathroom

Other improvements include: landscaped grounds and gardens; car-port and single garage.

48 Main Street, Hadspen
(C.T. 157470/1)
“Murphett’s Cottage”

Erected on the land is a single storey residential dwelling. Construction comprises brick and weatherboard external walls, timber flooring, timber window frames, colourbond roofing.

Gross building areas are:

- Cottage 143m²
- Decking 38m²
- Carport 36m²

Accommodation is as follows:

Cottage: Open-plan kitchen / dining / living; four (4) bedrooms; en-suite bathroom; main bathroom.

Other improvements include: a detached double carport; gravelled driveway; rear timbered deck; established gardens and landscaping.

50 Main Street, Hadspen
(C.T. 47472/5)
“Pearces’s Cottage”

Erected on the land is a single storey residential dwelling, circa 1850. Construction comprises brick external walls, timber flooring, timber window frames, colourbond roofing.

Gross building areas are:

- Cottage 136m²
- Decking 30m²
- Garage 50m²

Accommodation is as follows:

Cottage: Kitchen / dining / living; three (3) bedrooms; 2 x en-suite bathrooms; laundry.

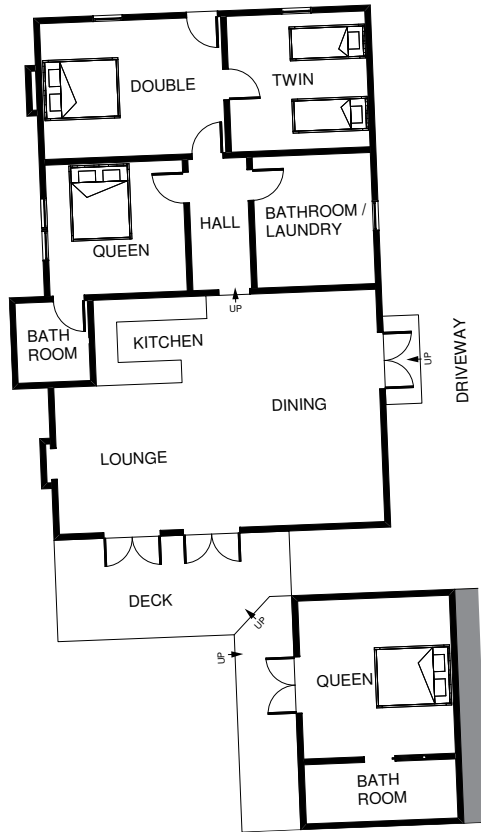
Other improvements include: Concrete driveway; established gardens; garage

ACCOMODATIONS OVERVIEW

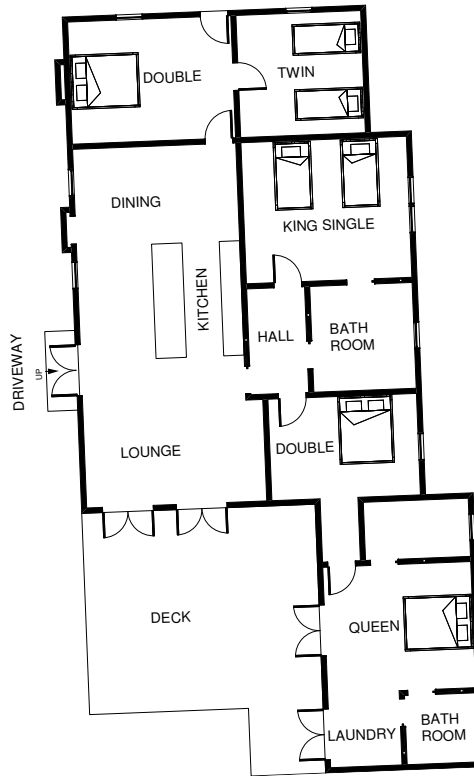
Each guest’s room within the Red Feather Inn and the Barn, offers luxurious accommodation renovated to arguably “5 star” level. Furnished to such a standard that going home will be a let-down, each room affords immersion into luxury, combined with historic features.

“Watchhouse Cottage”, “Murfett’s Cottage” and “Pearce’s Cottage” are each similarly renovated and appointed. Each cottage is “stand alone” and provides self-contained accommodation.

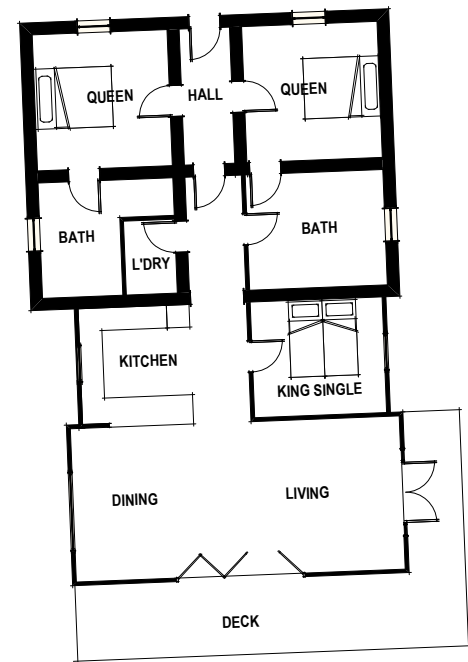
WATCH HOUSE COTTAGE ACCOMMODATES 8



MURPHETTS COTTAGE ACCOMMODATES 10



PEARCE'S COTTAGE ACCOMMODATES 6



Services and zoning

Services

All standard municipal services are provided to the property, such as

- Reticulated Town water
- Sewerage
- Electricity
- Telephone and NBN internet service

Zoning

The Red Feather Inn complex of properties, are the subject of the Meander Valley Council Interim Planning Scheme 2013, as follows.

- General Residential





Established circa 1842, the Red Feather Inn is the ultimate in boutique luxury accommodation.

Only minute's drive from Launceston, the 'Red Feather Inn' is the perfect luxury retreat for intimate getaways or special gatherings.

Classic Georgian architecture combined with the ultimate in modern comfort creates a unique atmosphere in this Tasmanian heritage treasure. Proprietor Lydia Nettlefold has reinvented the 'Red Feather Inn' in her vision of Georgian dancing with French provincial.

The first restoration stage was completed in autumn 2008. Each suite beautifully appointed overlooking the secluded garden. All boasting superior quality beds, state of the art free standing baths with endless hot water and gas log heating.

With the addition of the Red Feather Cooking School, 3 self contained cottages and Restaurant, this is a unique Tasmanian tourism icon.

PROPERTY FEATURES:

- + Red Feather Inn & Gardens
- + Red Feather Cooking School
- + Barn & Stables (Additional Function Areas)
- + 3 Self-contained Cottages
- + Boutique Restaurant



Once in a lifetime opportunity...

Life style

This is a once in a life time opportunity to purchase these historic and beautifully restored collection of buildings. Including the established accommodation business, cooking school and boutique restaurant, ideal for a 'foodie seachange'. Alternatively the business could be easily simplified to accommodate a semi-retirement.

Tasmanian icon

A thriving Tasmanian heritage tourism icon. With tourism at its peak in Tasmania, this is the perfect time to purchase this tourism icon. Set within the famous Tasmanian wine route, heritage towns such as Evandale, Westbury etc and Launceston's attractions such as the Gorge, Boags Brewery, Tamar Valley, Design Centre & Queen Vic Museum.

Location

Located in the historic village of Hadspen, moments from Launceston, the Red Feather Inn is located within a hub of Historic National Trust properties and gardens, wine tours, local villages and markets. Guests can explore the rich heritage of the region, whilst also being a stones throw from Launceston's world class restaurants.

accommodation
THE INN



The Garden Suite

The entrance to this two storey suite is from the garden into a welcoming sitting room (with extra fold out bed) and gas log fire. Upstairs features a queen bed with bathroom and internal access to the Red Feather Inn room if necessary.



The Library Suite

This elegant French provincial style suite has a king size bed (or twin if required) with a chic sitting room / library (including extra fold out bed), a sophisticated and relaxed atmosphere.



The Red Feather Room

Stunning convict hand carved sandstone is the treasure of this comfortable room and ensuite bathroom with queen size bed (internal access to the Garden Suite if necessary).





accommodation
THE INN



The Attic

This romantic light and airy attic room with a Nordic feel is found at the top of an internal winding stair case. Sleep among the stars in a king size bed (or split if required) and bathe in the surprisingly vast attic bathroom.

The Loft

The original hay loft has been converted into two storey accommodation with the bathroom on the ground floor next to the garden entrance. Sleep upstairs in a queen size bed in peaceful and relaxed surroundings under the giant overhanging willow tree.

Sitting Room & Dining Room

Part of the communal area within the main building, this is a warm and intimate space to enjoy a pre-dinner drink or a quiet night cap. The rustic charm of these rooms lends itself perfectly to our unique dining experience, showcasing the very best seasonal Tasmania produce on offer.



accommodation
COTTAGES



The Watchhouse Cottage

The 'Watchhouse Cottage' was the original Georgian officers' quarters for the historic sandstone jail house next door. Consisting of 2 queen bedrooms each with their own bathroom, it has an open plan kitchen, lounge and dining area. It also has a third detached bedroom and bathroom on the terrace overlooking the cottage private garden. The cottage features air conditioning, a private garden area and off-street parking.



Murphett's Cottage

Built as a Georgian officers' quarters, Murphett's Cottage consists of 1 King (or twin) bedroom with ensuite, 1 queen bedroom with ensuite, 1 double bedroom and 1 twin conjoined with access to shared bathroom. Boasting an open plan kitchen, living and dining areas and laundry. Featuring private garden, air conditioning as well as parking off-street.



Pearce's Cottage

Pearce's Cottage offers two luxury queen rooms with ensuite bathrooms and one split single room with shared facilities (sleeping 6 people altogether). It has a lovely open plan sitting/dining room with bi-fold doors on to a leafy private garden it has a fully equipped kitchen with butlers sink and laundry, off street parking, air-conditioning and gas log heating.



the cooking school

The Red Feather Cooking School has been created as an added dimension to the Red Feather Inn Boutique Accommodation. House chefs and visiting guest chefs share their wealth of knowledge – a passion for good food, the enjoyment of cooking and the splendour of Tasmanian produce. At the Red Feather Inn we believe that a shared table with fine food, wine and conversation is one of life's greatest pleasures.

The Red Feather Cooking and Lifestyle School builds confidence with even the more complicated tasks, whilst having an entertaining and enjoyable break in the company of like-minded people. In tandem with the vegetable potager at the Inn, the Cooking School uses the ingredients we have grown and raised.

Together with the luxury accommodation the Cooking School is an integral part of the Red Feather Inn, making it one of the most unique accommodation businesses in Northern Tasmania.

Alternatively this gorgeous venue could be transformed into a wine & cocktail bar, function area or retail space. The options are endless.



unique weddings

One of the most popular wedding reception venues in Tasmania. The Red Feather Inn has a strong following within the lucrative wedding market. Offering unique, tailored wedding experiences.

The gorgeous French inspired gardens and beautiful Georgian buildings at the Red Feather Inn create an amazing backdrop for a perfect day and provided plenty of photo opportunities.



The Inn offers numerous function spaces:

RED FEATHER COOKING SCHOOL

Originally an historic police station, this gorgeous cottage has now been restored into a delightful French-inspired culinary haven, making it a perfect indoor alternative to our heritage buildings. Dimensions 8m x 6m / 58 people seated.

STABLE & BARN

The stable is the smaller of our heritage reception rooms and is ideal for smaller, intimate functions. Dimensions 4.5m x 9m/18 people seated.

The barn is the larger of the heritage reception rooms and is ideal for mid-sized seated events, buffet servery or to house a band and dance floor. Dimensions 5m x 10m/30 people seated.

GARDENS, GAZEBOS & MARQUEE

Our tranquil gardens are perfect for an afternoon high tea in summer. Relax with a glass of champagne and maybe enjoy a round of croquet, petanque or badminton. We have a number of gazebos that allow dining. We have our own traditional all weather rope and pole marquee this seats up to 110 people with lighting.



the restaurant

The restaurant showcases the freshest locally sourced ingredients, much of which is grown at The Red Feather Inn. Hosting an extensive wine list featuring local Tasmanian cool climate wines to accompany the menu.

The boutique restaurant is open to guests and the public on Friday and Saturday nights and by reservation and to groups on request at other times. Monday – Thursday we cater specifically to guests with a Red Feather signature shared table menu served in the dining room at 7pm. The restaurant currently seats xx.



Sundry, trading and financial information

Tariffs

The published rack rates are:-

Garden Suite (2 – 4 guests)
\$350 to \$450 per night

Library Suite (2 – 4 guests)
\$350 to \$450 per night

The Attic (2 guests)
\$250 per night

Red Feather Room (2 guests)
\$250 per night

The Loft (2 guests)
\$250 per night

Pearces Cottage (2 – 6 guests)
\$250 - \$350 per night

Murfetts Cottage (2 – 8 guests)
\$250 - \$400 per night

Watchhouse Cottage (2 – 8 guests)
\$250 - \$400 per night

Run of the Inn (up to 10 guests)
\$1,450 per night

Gross trading figures

Knight Frank has on file, the Vendors abridged profit and loss statements from 2016 to 2018, summarised as follows:

	2016	2017	2018
Gross Income	\$698,791	\$530,753	\$390,064
Accounting Gross profit %	83.26%	82.48%	78.19%

Note: during 2016-2018 the proprietor of Red Feather Inn, expanded business activities to include another licenced establishment in Evandale, Tasmania. Most of the business effort has been extended to that particular enterprise.

Similarly, because of the proprietors intention to sell the Red Feather Inn business and freehold complex of properties, no wedding bookings have been taken. Prior to the 2017 – 2018 financial year, weddings have been a significant part of the Red Feather Inn trade.

A future proprietor has the opportunity to re-introduce wedding receptions to the Red Feather Inn business activities.

PLANT AND EQUIPMENT

The property is being sold fully equipped with all plant and equipment free from encumbrances. An inventory will be prepared by the selling agents at the point of a sale.

The plant and equipment is sold in its current repair and condition, however, any breakdown of machinery between the date of signing and settlement will be fixed by the Vendor.

Statutory Outgoings

42-50 Main Street, Hadspen.

1. Meander Valley Council, Rates (2018-2019)

42 Main Street, Hadspen	\$2,096.80*
46 main Street, Hadspen	\$1,005.60*
48 main Street, Hadspen	\$934.00*
50 main Street, Hadspen	\$1,005.60*

2. Land Tax (multiple holding) \$4,180.50*

3. TasWater (fixed charges)

42 Main Street, Hadspen	\$2,186.60*
46 Main Street, Hadspen	\$961.72*
48 Main Street, Hadspen	\$961.72*
50 main Street, Hadspen	\$961.72*

*approx.



Hadspen, Launceston and surrounds

LAUNCESTON

Launceston is Tasmania's second major city and a vibrant hub for food and wine, culture and nature. In fact, the whole region is packed with city and country charm, gorgeous old towns, excellent food and wine and beautiful scenic highlights.

One of Australia's oldest cities, Launceston has one of the best-preserved early cityscapes in Australia with its elegant Colonial and Victorian architecture and century-old parks.

Just a short walk from the city centre, Cataract Gorge is a slice of wilderness right in the heart of town and Launceston's star natural attraction.

There's also plenty of culture on offer at art galleries, museums and design studios. The Queen Victoria Museum and Art Gallery is the largest regional gallery in Australia.

And for a little 'home away from home', why not catch a game of AFL at UTAS Stadium?

From Launceston, you can follow the Tamar River north through Tasmania's premium wine-growing region, past forested hills and farmland, lavender fields, vineyards, orchards and pretty riverside towns. Historic villages are found

around every corner, from Longford on the outskirts of Launceston to Evandale, Ross and Campbell Town along the Heritage Highway south.

For those interested in wildlife, nearby Narawntapu National Park provides many opportunities to see Australia's unique animals.

Launceston's history began in 1804 when the commandant of the British garrison Lt. Col. William Paterson, set up a camp at Port Dalrymple, now known as George Town. A few weeks later, the settlement was moved across the river to York Town and in 1806 they finally settled in Launceston.

LOCAL TIPS

- Explore the Tamar River and wetland area
- Starting at Design Tasmania, collect an Artbike, helmet and map and pedal your way around Launceston's cultural hotspots including the Queen Victoria Museum and Art Gallery, Sawtooth, Gallery Pejean and 1842 Gallery. There's a no booking policy, first in, first served, and you can hire a bike for the day, overnight or weekend.
- Take a tour of historic Boag's Brewery, founded in 1883

DAY TRIPS FROM LAUNCESTON

A day in the city

Visit: Cataract Gorge, City Park, Design Centre, QVMAG, Free Tiger Bus, Aquatic centre, walk at Royal Park to Seaport for coffee/lunch, Boags Brewery tour **Eat:** Blue Café or CubeNorth East **Visit:** Bridestowe, Hillwood, Bridport, Barnbogle, Lost Farm, Pipers River wineries, George Town, Low Head.

Eat: York Cove or Pipers Brook Vineyard

West

Visit: Mole Creek caves, Deloraine, Tasting Trail including Christmas Hills, Ashgrove Cheese, 41 degrees south Salmon farm; Liffey Falls, Westbury Maze, Trowunna

Eat: Christmas Hills or Deloraine Deli

South

Visit: Evandale antiques, Joseph Chromy, Longford, Woolmers, Gourmet Sauce Co and Honey farm

Eat: Joseph Chromy or Ingleside Bakery Evandale

West Tamar

Visit: Beaconsfield, Rosevears, Platypus House, Seahorse World, Tamar Art Shack, Beauty Point.

Eat: Ilk café or Beauty Point

East

Visit: Scottsdale, Pepperbush Peaks, Derby, Trail of Tin Dragon, Hollybank, Lilydale

TASMANIAN ECONOMIC OVERVIEW

TASMANIA is well positioned for more economic growth in 2018 as a four and a half year upswing maintains its momentum, according to the latest MyState Tasmanian Economic Update.

State Final Demand, a broad measure of economic activity, maintained its up-wards march and reached an all-time high of \$7.86 billion in the September quarter, underpinned by three positive quarters of household consumption.

Tasmanian retail sales grew 2.7 per cent in the year to October compared to the national average of 1.8 per cent, supported by strong tourism growth.

Food retailing, including restaurant trade, made up 44 per cent of retail sales, while vehicle sales increased by almost 5 per cent in the three months to October.

MyState's chief financial officer David Harradine said it was great news, "Tasmania was in such a strong economic position as it headed into the festive Christmas season", he said was expected to be a rewarding one for local retailers.

"With the state also moving into the busiest tourism season of the year, this should provide a further boost to the economy and help give it a strong start to 2018," he said.

"Tasmanian house and apartment owners have enjoyed a boost in the value of their largest assets over the past year and MyState's view is that positive housing and unit growth will continue well into the New Year. Tasmania is riding a wave of growth..." Tasmania visitor numbers increased 9 per cent to 1.3 million in the year to June, while tourism spending jumped 10 per cent to \$2.3bn, with the average spend per international visitor climbing to \$1,804. Tasmania led the nation in international tourism growth, hosting 13 per cent more international visitors, who spent 24 per cent more than the previous year (\$457 million) and stayed 16 per cent more nights (3.9 million).

The unemployment rate remained above the national average (6 per cent compared to 5.5 per cent), wages in Tasmania grew faster than all other states with the Wage Price Index recording a 2.2 per cent increase in the year to September, 0.2 per cent higher than the national increase over this period. Part time jobs in Tasmania increased 7.2 per cent in the year to October, with full time positions only increasing by 0.1 per cent. Healthcare and social assistance, retail trade and construction, followed by accommodation and food services were the industries that employed the most Tasmanians in the year to September.

Tasmanian Tourism Overview



Tasmania is blessed with unspoilt locations, gourmet food and wine, an iconic heritage and a distinctly seasonal climate.

Tasmania's tourism industry has successfully leveraged the natural advantages afforded by its location, small population and history.

Tasmania's popularity as a tourist destination continues to rise, with the state attracting over one million visitors for the first time in 2013. This milestone was just the latest achievement for the industry which has seen visitor numbers grow by over 70 per cent since 2002. The sustained growth trend has supported the development of many award winning enterprises.

OPPORTUNITIES EXIST FOR INVESTMENT IN:

Built infrastructure such as hotels and other accommodation

Heritage activities

Gastronomic experiences

Recreational activities

Tourism developments in Tasmania's Wilderness World Heritage Area, national parks and reserves

TASMANIA OFFERS:

Unique experiences – Tasmania offers travellers one of the most beautiful and unspoilt locations in the world.

Heritage attractions – a rich heritage with historic towns and locations including Port Arthur and Salamanca Place have become a huge drawcard for Tasmania. There has also been sensitive repurposing of historic buildings, such as Hobart's former IXL jam factory, now the Henry Jones Art Hotel.

Award winning – Tasmania is regularly recognised in national and international publications. Hobart was ranked among the top 10 cities in the world in Lonely Planet's Best in Travel 2013, in Trip Advisor's Traveller's Choice top 10 destinations on the rise and as the world's second-friendliest city by Conde Nast Traveler. The state's iconic properties also regularly win acclaim. Saffire Freycinet was named Best Australian Boutique Property Villa or Lodge, and Barnbougle Dunes was named Best Australian Golf Course by Luxury Travel in 2014.

Eco adventure – Tasmania's unspoilt rivers, oceans, mountains, beaches and forests provide a wonderful opportunity to offer gentle and challenging tourism adventures such as offered by

Bruny Island Cruises, the Maria Island and the Bay of Fires walks or Franklin River rafting.

Vibrant arts scene – Tasmania has an active and thriving arts scene with strong participation rates. The state attracts national and international festivals, exhibitions and events and is home to many outstanding venues, including The Museum of Old and New Art (MONA), Australia's largest private museum and art gallery. MONA has received international acclaim and is a major tourist attraction. The newly redeveloped Tasmanian Museum and Art Gallery is Tasmania's most significant cultural asset, housing a State Collection spanning art, history and science, within the most significant collection of colonial buildings in Australia.

More artists and people involved in the arts per capita in Hobart than anywhere else in Australia, according to a recent Australia Council report.

Unique natural attractions - pristine wilderness, rugged mountain ranges, pure white sandy beaches, and stunning flora and fauna are major drawcards for visitors.

Iconic attraction - including the Tasmanian Wilderness World Heritage Area, Cradle Mountain, Freycinet Peninsula, the Bay of Fires, and Port Arthur

STATISTICS & MARKET HIGHLIGHTS

A total of 1.28 million people visited Tasmania on scheduled air and sea services during the year ending March 2018, up 2%. This does not include cruise ship visitors.

Total spending by visitors to Tasmania increased to \$2.37 billion, up by 7%, at an average spend of \$1,796 per visitor. Total nights increased to 10.83 million, up 1%.

The number of interstate visitors to Tasmania increased to 1.07 million, up by 1%, and the number of international visitors increased to 300,400, up by 20%.

Out of the total number of interstate visitors, an estimated 640,300 people visited Tasmania for a holiday; 337,900 came to visit friends or relatives; 197,100 were travelling for business reasons; and 38,500 visited Tasmania to attend a conference or convention.

Tasmania welcomed 300,400 international visitors, the highest on record and an increase of 20%. For the first time, expenditure exceeded half a billion dollars at \$559 million – up 3%.

Insights from the latest visitor survey from Tourism Tasmania reveal the Apple Isle has surpassed Queensland as Australia's most appealing holiday destination, with good food, drink and scenery among the top selling points.

Let us review a few recent articles and facts from January 2016 to July 2018:

In January 2016, Spirit of Tasmania bookings were up by 15% or 40,000 more visitors in 2015. The Government invested \$31.5 million on refurbishing the passenger areas, increased day sailings, and significantly lowered the average fare prices.

In March 2016 the JAC Group opened their world class tourist attraction at the Penny Royal Complex in Launceston. The \$15 million development will attract up to 150,000 visitors a year, with the new Dark Ride alone to account for one third of visitors.

In 2016 Travel + Leisure, a North American publication, named Tasmania the best island destination in the South Pacific region and the fourth best in the world.

In November 2016 the Freycinet National Park took out the Major Tourist Attractions category at the 2016 Australian Tourism Awards.

In November 2016 Tasmania regained top spot nationally in the September quarter as the most recommended Australian destination.

In May 2017 the Three Capes Track won the International Planning and Design Award by American Trails at the International Trails Symposium in Dayton, Ohio.

In July 2017 the TT line announced a record number of 433,925 passengers for 2016/2017, an increase of 4% on the previous year.

In October 2017 the State Government announced that 130 cruise ships will visit Tasmanian ports this season for a total of 341,101 passenger days – an increase of 44% over the previous year.

In November 2017 direct flights to Adelaide commenced, this being the first step in Hobart's plan to create more direct flights to both the Australian and Asian markets. The Adelaide link will add 56,000 seats per annum to Tasmania.

In December 2017 the State Government announced they would deliver two new purpose-built Spirit of Tasmania vessels by 2021 which would be 30% larger than the current ships – increasing passenger capacity by 43% and freight capacity by 39%. This investment is around \$700 million.

In January 2018 Baillie Lodges announced plans to create a \$20 million luxury wilderness retreat called 'Remarkable Lodge' on the picturesque Tasman Peninsula. The 43 hectare property adjoins the Tasman National Park.

In January 2018 the Recherche Bay Eco Resort was announced by Robert Morris-Nunn in the form of seven two-storey pontoons moored offshore.

In January 2018 both political parties provided support for the proposed \$30 million cable car to carry tourists from the new Cradle Mountain Visitor Centre to Dove Lake.

In April 2018 Council approved a planning scheme amendment for a \$100 million eco-resort development for Dolphin Sands, near Swansea.

In May 2018 Premier Will Hodgman launched the \$6 million 'Go Behind the Scenery XI' campaign, which is Tasmania's largest ever, to drive growth in domestic tourism.

In July 2018 Virgin Australia announced direct flights between Hobart and Perth from 17 September 2018, adding 54,000 direct seats a year into Tasmania's travel market



Confidentiality & inspections

Confidentiality

Knight Frank is the sole selling agent for “Red Feather Inn”.

All information provided by Knight Frank, to assist prospective Purchasers with preliminary due-diligence, is to be treated as confidential.

Inspections

The Vendor has requested that all enquiries or arrangements for an inspection be directed through the sole selling agents. Under no circumstances are the proprietors or staff to be approached at the premises.



The selling representatives are:-

KNIGHT FRANK TASMANIA

David Webster

Mobile: 0419 516 629

Email: david.webster@au.knightfrank.com

Rodney Rawlings

Mobile: 0419 323 626

Email: rodney.rawlings@au.knightfrank.com

Office Details

54 Cameron Street, Launceston, TAS 7250

Phone: (03) 6333 7888

Facsimile: (03) 6334 0088

knight-frank-launceston@au.knightfrank.com

www.knightfrank.com.au

APPENDICES

Certificate of Titles | Location Map



Disclaimer - This Information Memorandum has been prepared as a general outline only for the guidance of potential purchasers. It does not constitute advice, a valuation or an offer or contract by Knight Frank, or any of the vendors or their related entities or associates. Knight Frank has prepared this Information Memorandum for the private and confidential use of the recipient only. It is not to be distributed or reproduced in whole or in part without the prior written consent of Knight Frank. This Information Memorandum has been prepared in good faith and with due care. It does not purport, however, to contain all of the information that potential purchasers may require. In addition, it contains information provided by the vendors or third parties, which Knight Frank has not independently verified. Potential purchasers should not rely on any of the information in this Information Memorandum (including but not limited to figures, calculations, descriptions, photographs, dimensions, references to conditions or permissions for use and occupation) as statements or representations of fact. Areas, amounts, measurements, distance and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken. Except where otherwise indicated, all references to rent, income or price are GST exclusive. Potential purchasers must make their own independent inspection and other enquiries to satisfy themselves as to the accuracy, correctness and completeness of the information. Potential purchasers should also seek independent financial, taxation, accounting, legal and other advice to assist them in making their own decisions and assessment appropriate to their circumstances. Any projections, analyses or other forward looking information are estimates only, are not representations of future matters and may be based on assumptions that, while currently considered reasonable, may not be correct. Actual results may vary from projected results (and variations may be material). No employee, agent or representative of Knight Frank or any of the vendors is authorised to make or give any representation or warranty whatsoever in relation to this property. To the extent permitted by law, Knight Frank, the vendors and each of their related entities and associates expressly disclaim any liability for any direct, indirect or consequential loss or damage (whether foreseeable or not) which may arise out of or result from any person or entity, or their agents or representatives, acting on or relying upon all or any part of the information contained in this Information Memorandum notwithstanding any negligence, default or lack of care. To the extent permitted by law, the property will be transferred or sold 'as is' and 'with all faults', without any representation or warranty as to its condition, fitness for any particular purpose, or compliance with any relevant law, regulations or codes. The vendors reserve the right, at their sole discretion, to postpone or cancel the proposed transfer or sale of the property and to modify or add any terms and conditions to any proposed contract, vendors' statement or other material associated with the proposed sale, which may be made available to a potential purchaser. Nothing in this disclaimer should be interpreted as attempting to exclude, restrict or modify the application of any applicable provisions of the Australian Consumer Law or a person's rights to make a claim in respect of any consumer guarantees or other provisions of the Australian Consumer Law.