

Hot Property

Information Memorandum

PREPARED BY LEON CARLILE



Executive Summary

LEASEHOLD INTEREST FOR SALE

An exceptional leasehold opportunity is now available on the fringe of Toowoomba's CBD, combining three businesses—The Plate Restaurant & Bar, The Paddock Butchery, and a Liquor Legends drive-through—under one Commercial Hotel Licence. Positioned on the historic Delacey's Hotel site, the offering features a hatted 140-seat restaurant, a premium licensed butcher with delicatessen and pantry lines, and a drive-through bottle shop with potential for additional detached outlets.

The property boasts quality infrastructure including a Michelin-standard kitchen, walk-through cool rooms, office and staff amenities, onsite parking for 50+ vehicles, and a manager's residence. Located on busy Ruthven Street with high visibility and access, the site benefits from multiple income streams, strong brand presence, and consistent local patronage. With a secure lease in place and options through to 2041, this is a rare chance to acquire a turnkey hospitality precinct in one of Queensland's fastest-growing regional cities.



The Toowoomba Region

RICH TRADITIONS – BOLD AMBITIONS

Toowoomba is one of Australia's most diverse economies. We host a vibrant community that spans almost 13,000km².

We make up part of South East Queensland and are emerging as an economic powerhouse and home to 1 in 7 Australians.

We are also the gateway to South West Queensland, being the largest centre in the South West Region.

Over its rich history, the Toowoomba Region has transformed its agricultural base into a diverse and strong economy, offering a range of business, investment and employment opportunities. We have an economic role as a regional capital city, agriculture and food-processing centre, freight and logistics hub, as well as being a place of knowledge and research expertise.

This provides enormous opportunities to respond to these powerful changes to the local, national and global economic landscape.

Source: Toowoomba Regional Council Annual Report 2023-2024



POPULATION

181,821



JOBS

79,512



GDP

\$14.76 BILLION



2ND LARGEST

INLAND CITY IN AUST.

Business Overview



The Plate Restaurant & Bar

- Hatted 140-seat dining venue
- Full bar with glycol beer system
- High-end kitchen and event/function capability



The Paddock Butchery

- Licensed butcher sourcing local produce
- Delicatessen, pantry items, fine wine
- Walk-through cool rooms and premium fit-out



Liquor Legends Drive-Through

- Walk-in or drive-through retail
- Wide range of beer, wine, spirits
- Option to expand with up to 3 detached bottle shops



Site Features & Lease Information

220 Ruthven Street, North Toowoomba

The site is fully equipped to support a high-performing hospitality precinct, with infrastructure that enhances operational efficiency and customer experience. The property includes a full commercial kitchen designed to Michelin-star standards, allowing for high-volume and high-quality food service across the restaurant and functions space. Staff are well-catered for with dedicated amenities, including a modern kitchen, break areas, and a fully fitted boardroom and office space, supporting both front-of-house and administrative operations.

Convenience and capacity are key, with over 50 on-site car parks available for customers and staff—a major asset in a busy CBD location. The property also includes a manager's residence and short-term accommodation, offering flexibility for owner-operators or visiting staff. The walk-through cool rooms and high-end butcher fit-out ensure smooth logistics and premium presentation, while the drive-through bottle shop is designed for high traffic flow and ease of service.

The site benefits from a solar-integrated electricity setup and is connected with Shell Energy for efficient utility management. All of this is housed on a high-profile Ruthven Street frontage, offering excellent visibility and access for patrons across all three businesses.

Lease Start: 2 November 2021

Lease End: 1 November 2026

Options: 3 x 5-year renewals (to 2041)

Licence Type: Commercial Hotel

Permits gaming, TAB & KENO (subject to approval)





Investment Highlights

This is a rare opportunity to acquire a diversified, turnkey hospitality business in one of Queensland's most dynamic and growing regional cities. The Plate, The Paddock, and Liquor Legends together offer multiple established income streams across dining, retail liquor, and specialty food—delivering broad market appeal and significant potential for growth under new direction. The businesses are supported by a high-quality fit-out and infrastructure, with no immediate capital expenditure required, allowing a new operator to step in and build on the existing foundation.

Positioned on a landmark CBD site with high traffic exposure and over 50 on-site car parks, the venue is strategically placed to benefit from both local patronage and regional tourism. With a secure lease through to 2026 and 3 x 5-year options extending to 2041, this investment offers long-term security and flexibility. The existing Commercial Hotel Licence also presents scope for further development through the addition of gaming machines, TAB, and KENO, subject to approval. This is an exceptional chance to revitalise a well-established hospitality destination and unlock its full potential.



**MULTIPLE
REVENUE STREAMS**



**LONG-TERM LEASE
SECURITY**



**HIGH EXPOSURE
QUALITY SITE**

Appendix 1

LIQUOR LICENSE

Liquor licence premises details

Premise details:

Licence number: 218715
Licence type: Commercial Hotel
Status: Issued

Premises description:

MAIN PREMISES:

224 RUTHVEN STREET
TOOWOOMBA QLD 4350
Phone: 0419 138 899

THE PADDOCK DARLING DOWNS

Real property description:

LAND DESCRIBED AS PART OF LOTS 21, 22, 23, 24 AND 25 ON RP 16604

Licensed area description:

Premises situated at 224 Ruthven Street, Toowoomba with the exception of the butcher shop (Delacy Street).

Trading hours description:

10:00 AM to 12:00 AM Monday - Sunday

(excluding Christmas Day, New Year's Eve, Good Friday and Anzac Day, the trading hours of which are prescribed in the Liquor Act 1992)

ID Scanner Status:

SNP Region: Rest of State

Licensee(s):

Name	Interim authority?	Start date	To date
THE PADDOCK QUEENSLAND PTY LTD	No	19-APR-2021	

Condition(s):

Standard Condition(s)

LL003 Persons under the age of 18 years shall not be in areas of the licensed premises where entertainment is being conducted at any time after 10:00pm.

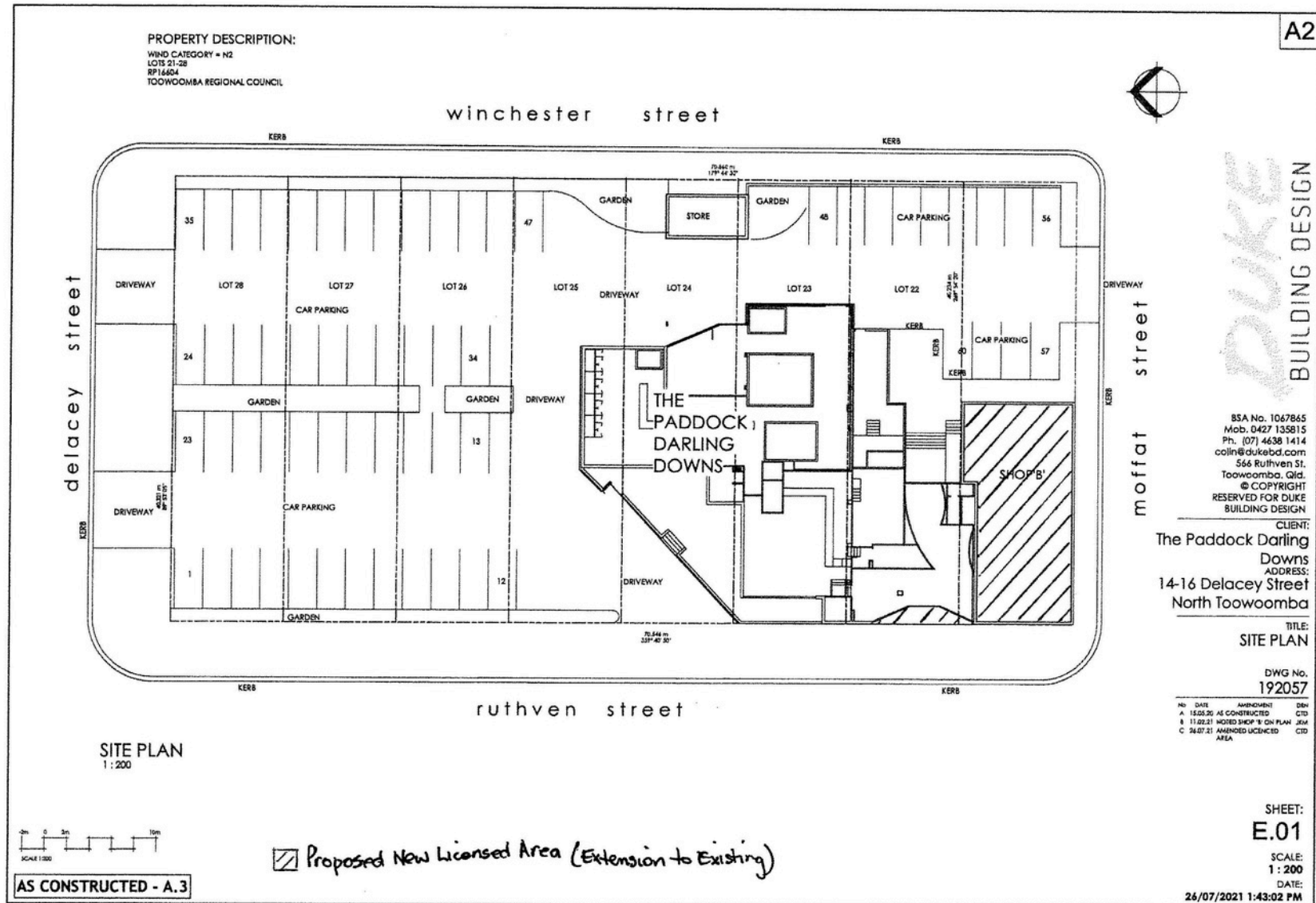
LL274 Liquor may be sold or supplied only whilst the premises adheres to its principal activity of the sale of liquor for consumption on the licensed premises, or on and off the premises.

Registered interest(s):

Name	Type	Start date	To date
THE PADDOCK QUEENSLAND PTY LTD	LESSEE	19-APR-2021	
NATIONAL AUSTRALIA BANK LTD	MORTGAGEE	02-FEB-2009	
JOHN ANDERSON AS TRUSTEE FOR THE ANDERSON ESTATE	FREEHOLD OWNER	02-FEB-2009	
JOHN ANDERSON	FREEHOLD OWNER	02-FEB-2009	

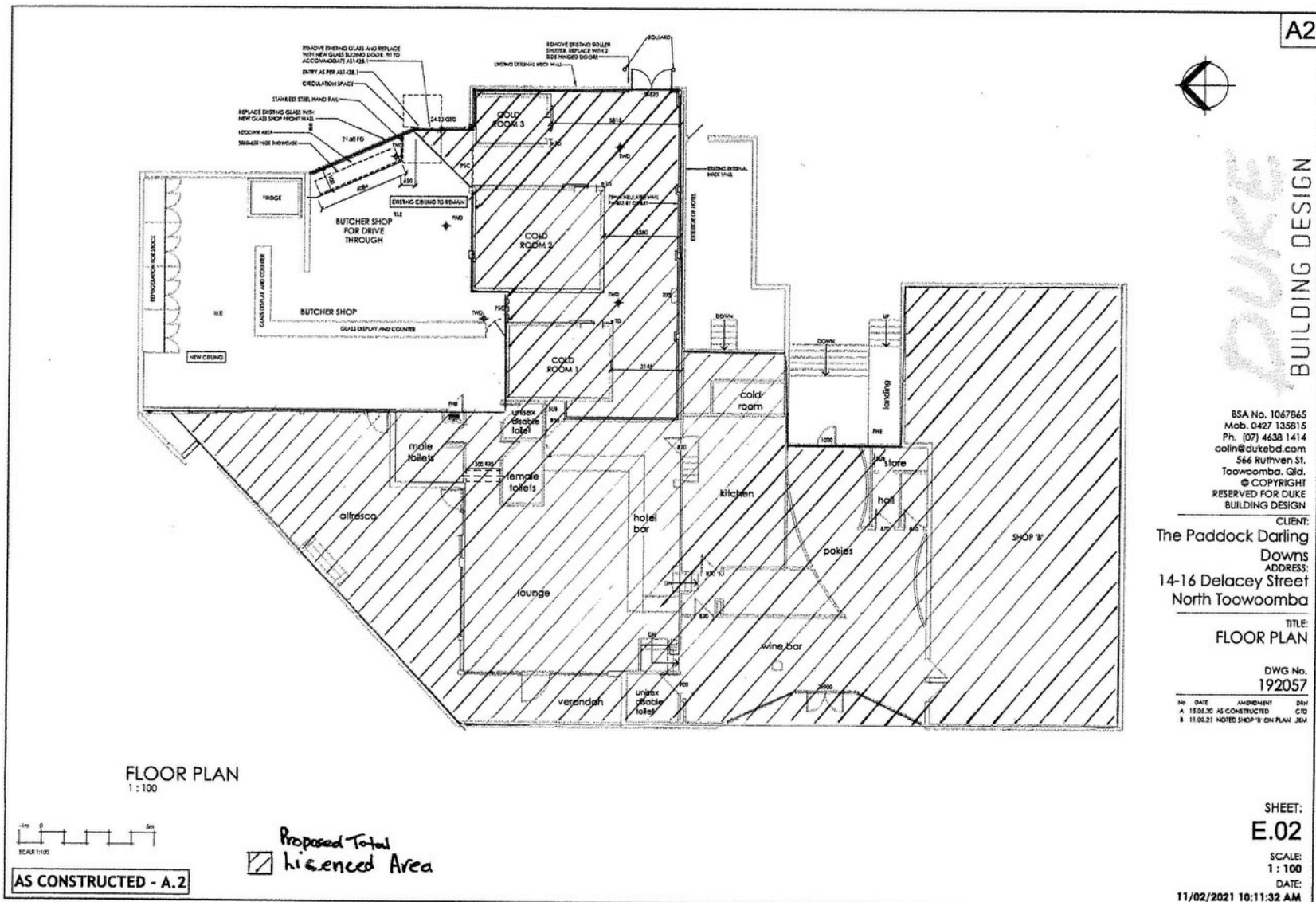
Whilst every care is taken to ensure the accurate compilation of this information, Department of Justice and Attorney-General (Incorporating the Office of Liquor and Gaming Regulation) expressly disclaims all liability for errors or omissions of any kind whatsoever (whether negligent or otherwise) or for any loss, damage or other consequence which may arise from any person relying on this information.

BUILDING PLANS



Appendix 2

BUILDING PLANS CONT.



Appendix 2

BUILDING PLANS CONT.

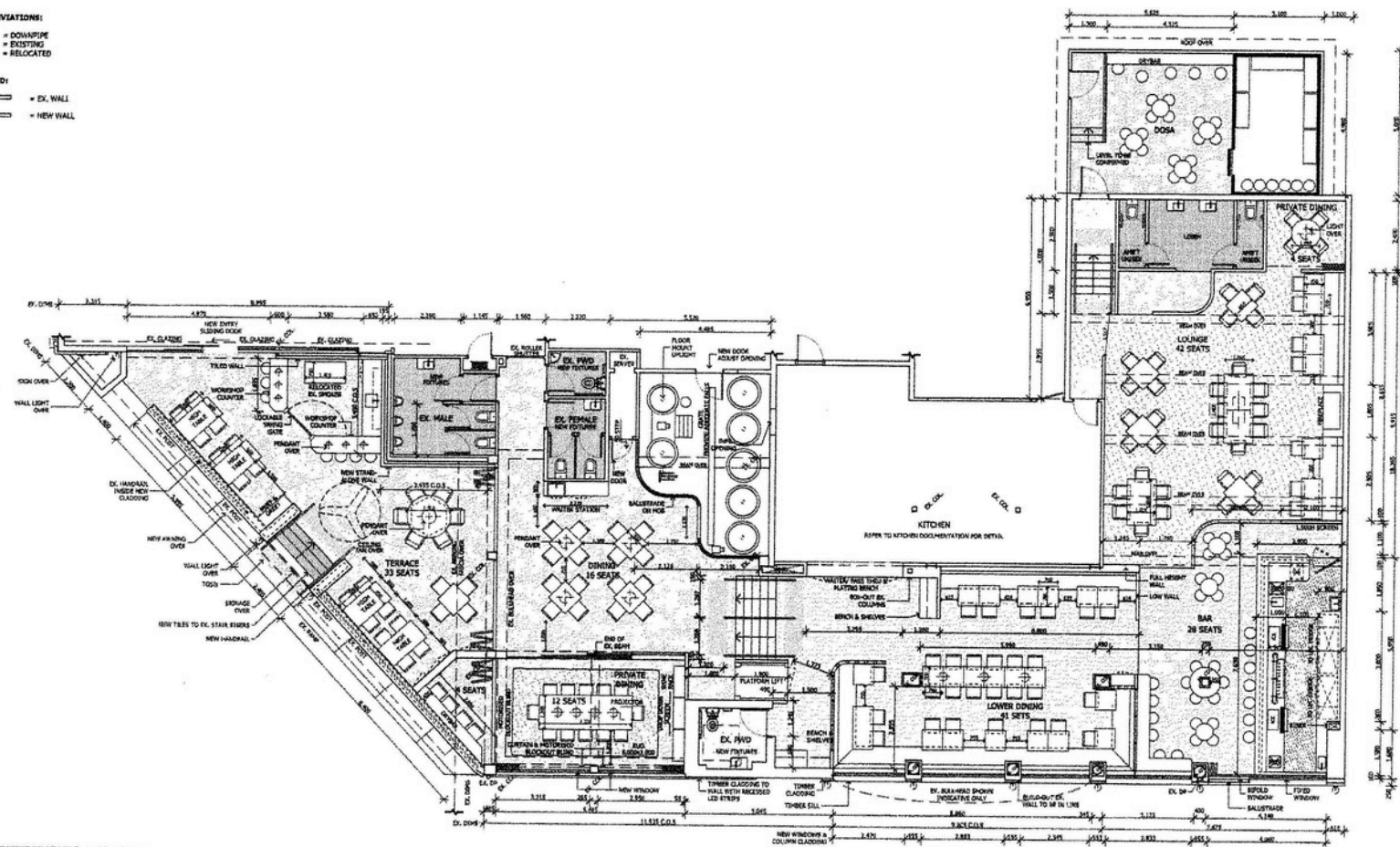
NOTE:
01. VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORKS.
02. READ IN CONJUNCTION WITH SCHEDULE AND OTHER DOCUMENTATION & DETAILS.

ABBREVIATIONS:

DP = DOWNPIPE
EX = EXISTING
RELD = RELOCATED

LEGEND:

— = EX. WALL
— = NEW WALL



PRELIMINARY
NOT FOR CONSTRUCTION

curious us:

REVISED PLAN - OPTION 11

PROJECT NO:3522

DRAWING NO:3522-SK022

REV:E

DATE:13.07.2021 SCALE AT A3:1:125

THE PLATE

THE PLATE

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Additional Information

AVAILABLE UPON REQUEST

GROUP SALES SUMMARY REPORT CY2024

LIQUOUR LEGENDS MEMBERSHIP AGREEMENT

LIQUOUR LEGENDS STOCK CONTROL AGREEMENT

ANNUAL LEAVE LIABILITY REPORT

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