



251A Fitzroy Street, DUBBO, NSW 2830

Prime Location & Accessibility

Positioned in a well-established part of Dubbo, 251A Fitzroy Street presents a rare commercial opportunity combining character, space and long-term potential. With a heritage overlay, the property features a distinctive facade that enhances its appeal while still allowing scope for internal upgrades to suit a variety of business uses. Previously operating as a hairdressing salon, it remains ideally suited to this trade yet also offers flexibility for other commercial ventures.

The property sits on a 559 m² block providing options for future improvements such as office fit-outs, storage or an inviting customer facing environment. Its location ensures convenience and accessibility, being close to Dubbo's CBD, major transport routes and local services. With strong demand for quality commercial premises across the city, 251A Fitzroy Street offers buyers the chance to secure a property that blends historical charm with modern business functionality, positioning it as a smart investment within a thriving regional

centre.

Building Area: 84 m² (approx.)

Rent: \$28,600 per annum plus GST

Lease Terms: 2 to 5 years

TYPE: For Lease

INTERNET ID: 300P187207

RENTAL DETAILS

Rent / Lease:

**\$28,600 per annum
plus GST**

CONTACT DETAILS

Anthony Chapman
0408 413 273

Outgoings: Lessee to reimburse 100% water, sewer and trade waste charges as per the Deduct Meter

Zoning: R1 General Residential

- Commercial Type:
- Building Area: 84.00 square metres



