



100 Talbragar Street, DUBBO, NSW 2830

PRIME CBD RETAIL / OFFICE SPACE

Positioned in the heart of Dubbo's main commercial precinct, 100 Talbragar Street offers two quality tenancies for lease, each approximately 180 m². These flexible spaces are ideal for retail, professional or service-based businesses seeking strong exposure & high pedestrian traffic.

Each tenancy features a modern glass frontage, open-plan layout, amenities and rear access for deliveries or staff parking. Surrounded by established businesses, the property enjoys excellent visibility & convenient customer access. This is an outstanding opportunity to secure a prominent location within Dubbo's tightly held CBD.

Building Area: Shop A & B, each 180 m² (approx.)

Rent: \$45,000 per annum or \$865.38 per week plus GST for each shop.

Lease Terms: Minimum 3 years, preferring 5 years or longer

Outgoings: Lessee to reimburse proportionate share of Council Rates and Charges, Building Insurance and management fees.

Zoning: E2 Commercial Centre

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Lease

INTERNET ID: 300P189006

RENTAL DETAILS

Rent / Lease:

**\$45,000 p/a or \$865.38
p/w plus GST**

CONTACT DETAILS

Joseph Walkom
0419 101 854

- Available Now
- Commercial Type:
- Building Area: 180.00 square metres



