



## 247 Fitzroy Street, DUBBO, NSW 2830

### High-Exposure Retail Showroom and Shed in South Dubbo

247 Fitzroy Street offers a versatile shopfront and substantial workshop in a high-exposure position along the busy Fitzroy Street corridor, benefiting from strong daily traffic and excellent visibility. The 404m<sup>2</sup>\* site includes rear-lane access and a 3.3m x 2.7m roller door for easy movement of stock and equipment.

The building provides 353m<sup>2</sup>\* of internal space, comprising a 65m<sup>2</sup>\* shopfront and a 288m<sup>2</sup>\* workshop with around nine metres of frontage. It is well-equipped with solar, evaporative cooling to the shed, a reverse-cycle split system to the shopfront, two bathrooms, a kitchenette, reception area, mezzanine storage and an existing spray booth previously used for joinery and kitchen manufacturing.

Zoned R1 General Residential, the property allows several commercial uses with consent, such as restaurant/café, neighbourhood shop, medical centre, place of worship, child care centre and community facility. With its long-standing commercial history, existing-use rights may also apply.

Building Area: 353 m<sup>2</sup> (approx.)

Rent: \$35,000 per annum or \$673.07 per week plus GST

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:** 300P189230

#### RENTAL DETAILS

**Rent / Lease:**

**\$35,000 p/a or \$673 p/w plus GST**

#### CONTACT DETAILS

**Joseph Walkom**  
0419 101 854

Lease Terms: Minimum 2 years

Outgoings: Lessee to reimburse Outgoings

- Land Area 404.00 square metres
- Commercial Type:
- Building Area: 353.00 square metres





