



174 Macquarie Street, DUBBO, NSW 2830

High-Exposure Retail Tenancy in Dubbo's Premier Strip

Excellent retail space positioned in the heart of Dubbo's premier retail strip, surrounded by major national retailers including Myer and Chemist Warehouse. This highly visible tenancy offers strong exposure, high volumes of both pedestrian and vehicle traffic. The premises are ideally suited to a coffee shop or cafe seeking a prominent location within a tightly held commercial precinct. Staff parking for two vehicles is available at the rear of the building. The property represents a rare leasing opportunity within Dubbo's strongest retail spine, supported by consistent trade and established neighbouring businesses. Opportunity to include an additional rear storage shed, available by negotiation.

Building Area: 117 m² (approx.)

Rent: \$54,000 per annum or \$1,038 per week plus GST

Lease Terms: 3 years minimum

Outgoings: Nil

Zoning: E2 Commercial Centre

TYPE: For Lease

INTERNET ID: 300P192036

RENTAL DETAILS

Rent / Lease:

**\$54,000 Per Annum or
\$1,038.46 Per Week
plus GST**

CONTACT DETAILS

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Joseph Walkom
0419 101 854

- Available on: 21/02/26
- Commercial Type:
- Building Area: 117.00 square metres



