



104 Talbragar Street, DUBBO, NSW 2830

Well Presented Retail or Office Space in the Dubbo CBD

An outstanding opportunity to secure a substantial commercial or retail premises at 104 Talbragar Street, Dubbo, positioned along one of the city's key commercial corridors. Offering approximately 400 m² within the E2 Commercial Centre zone, this versatile property suits a broad range of occupiers including professional services, government, medical, retail or creative enterprises.

The premises features reverse-cycle air conditioning throughout, a practical open-plan layout with large and small meeting rooms, dedicated lunch room and well-appointed amenities. A rear roller door and loading area provide convenient goods access, adding genuine flexibility for occupiers requiring both customer-facing presentation and back-of-house functionality. The layout accommodates retail or office configurations with ease.

Strong street presence is complemented by rear public all-day parking for staff and visitors. Inspections are welcomed and encouraged.

Building Area: 400 m² (approx.)

Rent: \$128,400 per annum or \$2,469.23 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: 300P194310

RENTAL DETAILS

Rent / Lease:

**\$128,400 per annum or
\$2,469 per week plus
GST**

CONTACT DETAILS

Joseph Walkom
0419 101 854

Lease Terms: Minimum 3 years

Outgoings: Lessee to reimburse Council Rates & Charges, Land Tax, Building Insurance, Water & Sewer Charges

Zoning: E2 Commercial Centre

- Commercial Type:
- Building Area: 140.00 square metres



