



1/73 Wheelers Lane, DUBBO, NSW 2830

Café Opportunity in Established Garden Setting

An excellent opportunity to secure a boutique café premises positioned within an established commercial site on one of Dubbo's major arterial roads. The location benefits from strong passing traffic and excellent accessibility, enhancing visibility for business operations.

Surrounded by landscaped gardens, the property offers an inviting and relaxed setting.

The complex is supported by a mix of complementary businesses, including Magnolia Nursery and The Little Hair Cottage, fostering a steady flow of visitors and a vibrant environment. This synergy between tenants enhances customer dwell time and repeat visitation.

On-site parking is available, ensuring convenience and ease of access for customers. There is opportunity to purchase furniture and kitchen equipment from the outgoing tenant.

Building Area: 71 m² (approx.)

Rent: \$36,117.50 per annum or \$694.56 per week Plus GST

Lease Terms: 2 to 5 years

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: 300P195009

RENTAL DETAILS

Rent / Lease:

**\$36,117.50 per annum
or \$694.56 per week
Plus GST**

CONTACT DETAILS

Anthony Chapman
0408 413 273

Outgoings: Nil

- Commercial Type:
- Building Area: 71.00 square metres

