



137 Talbragar Street, DUBBO, NSW 2830

READY FOR YOUR FOOD VENTURE – CBD PREMISES WITH RESIDENCE

This is a rare opportunity to secure a well-positioned food premises in the heart of Dubbo's CBD. Positioned on a prominent corner allotment, the property benefits from strong passing traffic, excellent exposure and close proximity to established businesses and hospitality operators.

The premises has recently been refurbished and is presented as a clean, open shell, providing a blank canvas for incoming tenants to design and customise their own fitout. With key infrastructure already in place, including a grease trap, stainless steel finishes and food grade services, the property reduces the cost and complexity typically associated with establishing a food-based operation.

Offering approximately 128 m² of ground floor commercial space, the layout is flexible and suited to a range of hospitality uses (STCA).

The property also includes a one-bedroom residence above, ideal for an owner-operator or staff accommodation.

Building Area: 128 m² (approx.)

Rent: \$52,000 per annum or \$1,000 per week plus GST

TYPE: For Lease

INTERNET ID: 300P196228

RENTAL DETAILS

Rent / Lease:

**\$52,000 per annum or
\$1,000 per week plus
GST**

CONTACT DETAILS

Anthony Chapman
0408 413 273

Lease Terms: 2 to 5 years

Outgoings: Lessee to reimburse council rates, water, sewer & waste charges

Zoning: E2 Commercial Centre

- Commercial Type:
- Building Area: 128.00 square metres



